

St. Augustine Lakes
Community Development District

AUGUST 20, 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

August 13, 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 Tuesday, August 20, 2024 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the June 11, 2024 Meeting
- IV. Fiscal Year 2025 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2025
 1. Consideration of Resolution 2024-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025
 2. Consideration of Resolution 2024-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- V. Public Hearing to Adopt Amenity Center Rates, Resolution 2024-05
- VI. Discussion Regarding CDD Goals & Objectives
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of Meeting Schedule for Fiscal Year 2025
- VIII. Supervisors Requests
- IX. Audience Comments

- X. Financial Statements as of June 30, 2024
- XI. Check Register
- XII. Next Scheduled Meeting – September 4, 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, June 11, 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
Michael Della Penta	Supervisor
Tiffany Csalovszki	Supervisor
Ginny Feiner	Supervisor

Also, present were:

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

The following is a summary of the actions taken at the June 11, 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. Five 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 and there were no audience comments pertaining to agenda items at that time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the May 1, 2024 Meeting

Mr. Oliver presented the minutes of the May 1, 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 Mr. Mayo, with all in favor, the Minutes of the May 1, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreements:

A. Addendum to Yellowstone for Amenity Center Maintenance

Mr. Oliver presented the addendum that was discussed at the last Board of Supervisors meeting to bring an additional area online. This item has already been executed by staff and they are just looking for a motion to ratify that motion.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Addendum to Yellowstone Agreement for Amenity Center Maintenance, was ratified.

B. C Buss Enterprises for Pool Maintenance Services

Mr. Oliver presented the C Buss Enterprises for Pool Maintenance Services and asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Agreement with C Buss Enterprises for Pool Maintenance Services, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Coastal Amenity Services Janitorial Proposal

Mr. Oliver presented the costal Amenity Services Janitorial Proposal and asked for a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Costal Amenity Services Janitorial Proposal, was approved.

B. Doody Daddy Proposal

Mr. Oliver presented the Doody Daddy Proposal and asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Doody Daddy Proposal, was approved.

C. Elite Amenities Pool Monitor Proposal

Mr. Oliver presented the Elite Amenities Pool Monitor Proposal and asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Elite Amenities Pool Monitor Proposal, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Approving the Proposed Budget for Fiscal
Year 2025 and Setting a Public Hearing Date
to Adopt (*August 20, 2024, at 11 am*) (*Budget
will be distributed under separate cover*)**

Mr. Oliver presented Resolution 2024-01 approving the proposed budget for Fiscal Year 2025 and setting a public hearing date to adopt the budget. The Board had no changes to the budget at this time.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Resolution 2024-01 Approving the proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for August 20, 2024, was approved.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding District Amenity
Center Policies**

Mr. Oliver noted in this policy, they would look for a motion to approve in substantial form, delegating a particular Supervisor to work with staff to finalize the document.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the District Amenity Center Policies, were approved in substantial form.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber noted the annual user fees need to be kept on everyone's radar because they will be adopted quickly after the pool is opened. Ms. Rogers asked what the standard price is for CDD's in the area. Mr. Oliver determined the price will be a \$3,500 annual fee.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Setting the Public Hearing Date to Adopt Rates Related to the Amenity Center Policies on August 20, 2024, was approved.

B. Engineer

Mr. Schaefer stated Phases 1 and 2 are fully built and accepted. We are still waiting on the finalized bills for Amenity to send into Saint John's County to get final acceptance. We are working with the contractor for conversation start up. The construction is roughly 75-80% complete.

C. Manager – Designation of Landowners' Election Date (November 5, 2024)

Mr. Oliver presented the number of registered voters living in the district as 218. This will be the first Landowner's election and seats 1, 3, and 5 will be up for election. The election will be held on November 5, 2024, at 11:00 am.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Designation of Landowner's Election date for November 5, 2024, was approved.

NINTH ORDER OF BUSINESS**Supervisors Requests**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Audience Comments**

Mr. Oliver noted that they need to get the certificate of authenticity from St. John's County to be able to open the pool. They will plan on adding an AED. An audience member mentioned the monument sign needs to be updated, as well as asked how the mailboxes will be moved by the pool if there is still a plot of grass in that area. Ms. Rogers stated there was already a mailbox pad

in the area, and they are hoping to get the mailboxes moved by next weekend. The audience member also mentioned there was a streetlight that has been out since it was put in and requested that it gets fixed, as well as asked what the rules were about wells. Ms. Roger informed the audience member to stay after the meeting so she can let him know the exact rules of the HOA about wells in the area.

An audience member asked if the election on November 5th is for homeowners to take seats at the counsel. Mr. Oliver informed the audience member that it is called a “Landowner’s Election”, and it is not for typical residents. To have the landowner’s seat, you must own a considerable amount of land.

Resident asked if the security will be monitoring the pool and the kid’s playground. Ms. Rogers answered they will hire off duty officers to monitor the areas, which we have money allocated for. The idea for a new sports court was brought up, however Ms. Rogers explained there will be no more amenities added, and if it happens, it will be up to the HOA.

ELEVENTH ORDER OF BUSINESS Financial Statements as of April 30, 2024

Mr. Oliver presented the financial statements as of April 30, 2024. He added there were no issues with the general fund budget and asked for a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Financial Statements as of April 30, 2024, was approved.
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TWELFTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

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

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 3, 2024 at 11:00 a.m.

Mr. Oliver noted the next meeting on July 3, 2024, at 11:00 a.m. would be cancelled. The next scheduled meeting will be August 20, 2024, at the Holiday Inn Express in Saint Augustine, Florida.

FOURTEENTH 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.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

St. Augustine Lakes

Community Development District

Approved Budget *FY 2025*

August 20, 2024

Presented by:



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St. Augustine Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments	\$ 319,224	\$ 319,863	\$ 27	\$ 319,890	\$ 487,454
Interest income	-	4,709	3,000	7,709	3,000
TOTAL REVENUES	\$ 319,224	\$ 324,572	\$ 3,027	\$ 327,599	\$ 490,454

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 2,000	\$ 6,800	\$ 12,000
FICA Taxes	918	367	153	520	918
Engineering	9,000	3,043	5,958	9,000	9,000
Attorney	18,750	2,636	8,118	10,755	15,000
Annual Audit	3,110	-	3,110	3,110	3,425
Assessment Administration	2,500	2,500	-	2,500	2,650
Arbitrage Rebate	600	450	-	450	450
Dissemination Agent	2,500	1,875	625	2,500	2,650
Software Licensing	-	1,500	-	1,500	1,500
Trustee Fees	4,000	5,250	-	5,250	5,250
Management Fees	50,085	37,564	12,521	50,085	53,090
Information Technology	1,908	1,431	477	1,908	2,022
Website Maintenance	1,272	954	318	1,272	1,348
Telephone	375	26	30	56	200
Postage & Delivery	750	150	300	450	750
Insurance General Liability	5,000	7,009	-	7,009	5,720
Printing & Binding	1,200	135	350	485	500
Legal Advertising	3,431	198	400	598	2,500
Other Current Charges	1,200	-	-	-	1,200
Office Supplies	450	2	30	32	450
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 119,224	\$ 70,065	\$ 34,390	\$ 104,455	\$ 120,799

Operations & Maintenance

Amenity Center

Utilities	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Security Monitoring	-	-	-	-	22,000
Security Services Patrol	-	-	-	-	6,000
Facility Management	-	-	-	-	-
Pool Maintenance	-	542	(542)	-	15,600
Pool Chemicals	-	-	-	-	6,000
Pool Permits	-	-	-	-	350
Pool Attendants	-	-	-	-	36,000
Janitorial	-	-	-	-	4,100
Repairs & Maintenance	-	220	(220)	-	5,000
Special Events	-	-	-	-	10,000
Insurance - Property	-	3,292	-	3,292	13,365
Office Supplies	-	271	-	271	-
TOTAL AMENITY CENTER	\$ -	\$ 4,324	\$ (761)	\$ 3,563	\$ 136,415

St. Augustine Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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Grounds Maintenance

Field Mgmt / Admin	\$ 18,000	\$ 14,300	\$ 5,700	\$ 20,000	\$ 22,800
Landscape Maintenance	81,250	67,120	40,013	107,133	113,050
Lake Maintenance	12,000	11,142	3,714	14,856	14,856
Wetland Mitigation	13,000	-	-	-	13,000
Grounds Maintenance	10,000	-	1,000	1,000	10,000
Pet Waste Disposal	-	-	964	964	5,784
Reclaim Water	12,000	-	-	-	-
Electric	10,000	7,875	2,100	9,975	10,000
Miscellaneous	6,000	-	3,000	3,000	6,000
Holiday Decorations	15,000	2,300	12,700	15,000	15,000

TOTAL GROUNDS MAINTENANCE	\$ 177,250	\$ 102,737	\$ 69,191	\$ 171,928	\$ 210,490
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TOTAL EXPENDITURES	\$ 296,474	\$ 177,126	\$ 102,819	\$ 279,945	\$ 467,704
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Other Sources/(Uses)

Transfer Out - Capital Reserve	\$ (22,750)	\$ -	\$ (22,750)	\$ (22,750)	\$ (22,750)
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TOTAL OTHER SOURCES/(USES)	\$ (22,750)	\$ -	\$ (22,750)	\$ (22,750)	\$ (22,750)
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 147,446	\$ (122,542)	\$ 24,904	\$ 0
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St. Augustine Lakes
Community Development District
Budget Narrative
FY 2025

REVENUES

Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year and/or direct bill developers to cover expenses.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted with an LLS Tax Solutions to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has entered into a licensing agreement with Disclosure Technical Services, LLC (DTS) for a software program that assist with the electronic reporting requirements under the Continuing Disclosure Agreement(s) for the bond(s) issued by the District.

Software Licensing

The District has entered into a licensing agreement with Disclosure Technical Services, LLC (DTS) for a software program that assist with the electronic reporting requirements under the Continuing Disclosure Agreement(s) for the bond(s) issued by the District.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. provided by Governmental Management Services LLC.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. provided by Governmental Management Services LLC.

Telephone

Actual charges for conference calls.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

St. Augustine Lakes
Community Development District
Budget Narrative
FY 2025

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for general liability for the District.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, notices and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year which includes preparation of amortization schedules.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Utilities

The District will provide internet & cable television services for the Amenity Center with service provider, the cost of electric, gas, water, sewer, irrigation, and trash removal associated with the Recreation Facility.

Security Monitoring

The District will contract with Envera to provide security monitoring for the Amenity Center.

Security

The District will contract with vendor to provide security patrols for the Amenity Center.

Facility Management

Cost to provide management services for the Amenity Center.

Pool Maintenance

The estimated amount based on proposed contract to provide maintenance of the Amenity Center swimming pool.

Description	Monthly	Annual
Cbuss	\$1,300	\$15,600

Pool Chemicals

The estimated amount based on proposed contract to provide chemicals to maintain the Amenity Center swimming pool.

Pool Permits

Represents Permit Fees paid to the Florida Department of Health for the swimming pool.

Pool Attendants

The District will contracted with vendor to provide pool attendants during the operating season for the pool.

Janitorial

The estimated amount based on proposed contract to provide janitorial services for the Amenity Center. Also includes purchases of janitorial supplies.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Insurance-Property

The District's Property Liability Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

St. Augustine Lakes
Community Development District
Budget Narrative
FY 2025

Expenditures – Grounds Maintenance

Field Management and Admin

The District has contract with Vesta for onsite field management of contracts for District services such as landscaping, amenity & pool

Contract		Monthly	Annual
Vesta	\$	1,900	\$ 22,800

Landscape Maintenance

Cost to maintain the amenity and common areas of the District based on a proposed contract with Yellowstone Landscape.

Description		Monthly	Annual
Amenity Landscaping	\$	2,650	\$ 31,800
Common Area	\$	5,937	71,244
Contingency	\$	834	10,006
Total Landscaping	\$	9,421	\$ 113,050

Lake Maintenance

Cost for the maintenance of District lakes based on a contract with The Lake Doctors Inc.

Contract		Monthly	Annual
The Lake Doctors Inc	\$	1,238	\$ 14,856

Wetland Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pet Waste Disposal

The District will contract with vendor for two weekly collection of pet waste stations and provide bags for the each pet waste stations.

Reclaimed water

Estimated Reclaimed water Services for the District provided by utility company.

Electric

Estimate for District streetlighting and common area electric for the community. The amount is based upon the agreement plus estimated cost for fuel charges for Florida Power and Lighting.

Vendor	Address	Monthly	Annual
FPL	83 Arcadian Lakes Blvd #Entry Sign	\$35	\$420
	908 Arcadian Lakes Blvd #LF Sta	\$70	\$840
	424 Arcadian Lakes Blvd #Pump	\$30	\$360
	846 Arcadian Lakes Blvd # Pump	\$40	\$480
	98 Arcadian Lakes Blvd #Pump	\$35	\$420
	1899 Deer Run Rd #SL LED	\$500	\$6,000
	Contingency	\$123	\$1,480
Total		\$833	\$10,000

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center and other areas of the District throughout the Fiscal Year.

Capital Reserve

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities which will be transferred to Capital Reserve Fund.

St. Augustine Lakes
Community Development District
Approved Budget
Debt Service Series 2022 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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REVENUES:

Special Assessments-On Roll	\$ 480,041	\$ 407,670	\$ 73,528	\$ 481,198	\$ 480,528
Interest Earnings	6,007	16,860	6,783	23,643	12,000
Carry Forward Surplus ⁽¹⁾	197,008	198,542	-	198,542	211,182

TOTAL REVENUES	\$ 683,055	\$ 623,072	\$ 80,310	\$ 703,383	\$ 703,710
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EXPENDITURES:

Interest - 12/15	\$ 190,197	\$ 190,197	\$ -	\$ 190,197	\$ 187,847
Interest - 6/15	190,197	190,197	-	190,197	187,847
Principal - 6/15	100,000	100,000	-	100,000	105,000

TOTAL EXPENDITURES	\$ 480,394	\$ 480,394	\$ -	\$ 480,394	\$ 480,694
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ (11,806)	\$ -	\$ (11,806)	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ (11,806)	\$ -	\$ (11,806)	\$ -
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TOTAL EXPENDITURES	\$ 480,394	\$ 492,200	\$ -	\$ 492,200	\$ 480,694
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EXCESS REVENUES (EXPENDITURES)	\$ 202,661	\$ 130,872	\$ 80,310	\$ 211,182	\$ 223,017
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/25	\$185,379.38
	<u>\$185,379.38</u>

St. Augustine Lakes
Community Development District
Series 2022, Special Assessment Revenue Bonds
Amortization Schedule
(Term Bonds Due Combined)

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
12/15/24	6,970,000	-	187,847	187,847
06/15/25	6,970,000	105,000	187,847	
12/15/25	6,865,000	-	185,379	478,226
06/15/26	6,865,000	110,000	185,379	
12/15/26	6,755,000	-	182,794	478,174
06/15/27	6,755,000	115,000	182,794	
12/15/27	6,640,000	-	180,092	477,886
06/15/28	6,640,000	120,000	180,092	
12/15/28	6,520,000	-	177,272	477,364
06/15/29	6,520,000	125,000	177,272	
12/15/29	6,395,000	-	174,334	476,606
06/15/30	6,395,000	135,000	174,334	
12/15/30	6,260,000	-	170,706	480,041
06/15/31	6,260,000	140,000	170,706	
12/15/31	6,120,000	-	166,944	477,650
06/15/32	6,120,000	150,000	166,944	
12/15/32	5,970,000	-	162,913	479,856
06/15/33	5,970,000	155,000	162,913	
12/15/33	5,815,000	-	158,747	476,659
06/15/34	5,815,000	165,000	158,747	
12/15/34	5,650,000	-	154,313	478,059
06/15/35	5,650,000	175,000	154,313	
12/15/35	5,475,000	-	149,609	478,922
06/15/36	5,475,000	185,000	149,609	
12/15/36	5,290,000	-	144,638	479,247
06/15/37	5,290,000	195,000	144,638	
12/15/37	5,095,000	-	139,397	479,034
06/15/38	5,095,000	205,000	139,397	
12/15/38	4,890,000	-	133,888	478,284
06/15/39	4,890,000	215,000	133,888	
12/15/39	4,675,000	-	128,109	476,997
06/15/40	4,675,000	230,000	128,109	
12/15/40	4,445,000	-	121,928	480,038
06/15/41	4,445,000	240,000	\$ 121,928	
12/15/41	4,205,000	-	115,478	477,406
06/15/42	4,205,000	255,000	115,478	
12/15/42	3,950,000	-	108,625	479,103
06/15/43	3,950,000	270,000	108,625	
12/15/43	3,680,000	-	101,200	479,825
06/15/44	3,680,000	285,000	101,200	
12/15/44	3,395,000	-	93,363	479,563
06/15/45	3,395,000	300,000	93,363	
12/15/45	3,095,000	-	85,113	478,475
06/15/46	3,095,000	315,000	85,113	
12/15/46	2,780,000	-	76,450	476,563
06/15/47	2,780,000	335,000	76,450	
12/15/47	2,445,000	-	67,238	478,688
06/15/48	2,445,000	355,000	67,238	
12/15/48	2,090,000	-	57,475	479,713
06/15/49	2,090,000	375,000	57,475	
12/15/49	1,715,000	-	47,163	479,638
06/15/50	1,715,000	395,000	47,163	
12/15/50	1,320,000	-	36,300	478,463
06/15/51	1,320,000	415,000	36,300	
12/15/51	905,000	-	24,888	476,188
06/15/52	905,000	440,000	24,888	
12/15/52	465,000	-	12,788	477,675
06/15/53	465,000	465,000	12,788	477,788
Totals		\$ 6,970,000	\$ 7,089,975	\$ 14,059,975

St. Augustine Lakes
Community Development District
Approved Budget
Capital Reserve Fund

Description	Approved Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<u>REVENUES:</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Balance	-	-	-	-	22,750
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 22,750
<u>EXPENDITURES:</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	-	-	-	-
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Sources/(Uses)</u>					
Capital Reserve Funding - Transfer In	\$ 22,750	\$ -	\$ 22,750	\$ 22,750	\$ 22,750
TOTAL OTHER SOURCES/(USES)	\$ 22,750	\$ -	\$ 22,750	\$ 22,750	\$ 22,750
EXCESS REVENUES (EXPENDITURES)	\$ 22,750	\$ -	\$ 22,750	\$ 22,750	\$ 45,500

St. Augustine Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
43'	242	242	\$1,217.30	\$ 797.16	\$ 420.14	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 2,417.30	\$ 1,997.16	\$ 420.14
53'	184	184	\$ 1,217.30	\$ 797.16	\$ 420.14	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 2,417.30	\$ 1,997.16	\$ 420.14
Total	426	426									

C.

1.

RESOLUTION 2024-03
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the St. Augustine Lakes Community Development District ("**District**") prior to June 15, 2024, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the St. Augustine Lakes Community Development District for the Fiscal Year Ending September 30, 2025."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2024.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

2.

RESOLUTION 2024-04
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Augustine Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of August, 2024.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

FIFTH ORDER OF BUSINESS

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES INCLUDING SUSPENSION AND TERMINATION POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Augustine Lakes Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) desires to adopt its Amenity Rules and Rates, and Suspension and Termination of Privileges Rule (together, “Amenity Rules”), all of which govern the operation of the District’s amenity facilities and other properties; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the Amenity Rules, which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board finds that the Amenity Rules outlined in **Exhibit A** are just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development, ratemaking, and rule and rate adoption, including the holding of public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Amenity Rules set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August, 2024.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amenity Rules

EXHIBIT A

AMENITY RATES

TYPE	FEE/RATE
Non-Resident Annual User Fee	\$
Replacement Access Card	\$

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2023)

Effective Date: August 20, 2024

In accordance with Chapters 190 and 120 of the Florida Statutes, and on August 20, 2024, at a duly noticed public meeting, the Board of Supervisors ("Board") of the St. Augustine Lakes Community Development District ("District") adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities, and other District Property (together, the "Amenities").

2. General Rule. All persons using or entering the Amenities are responsible for compliance with the rules and policies established for the safe operations of the District's Amenities.

3. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate access to the Amenities of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a "Violation"):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Policies and Procedures);
- g. Treating the District's staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off

District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, [Patrons, or guests is likely endangered;

- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenities access.

4. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

5. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

6. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

7. Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to

appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

8. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
- b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards or key fobs associated with an address within the District until

such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenities, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

SIXTH ORDER OF BUSINESS



Memorandum

To: Board of Supervisors

From: District Management

Date: July 10, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

St. Augustine Lakes Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least five regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

St. Augustine Lakes Community Development District

District Manager:_____

Date:_____

Print Name:_____

St. Augustine Lakes Community Development District

DRAFT

SEVENTH ORDER OF BUSINESS

C.

**BOARD OF SUPERVISORS MEETING DATES
ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2024/2025**

The Board of Supervisors of the St. Augustine Lakes Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 on the first Wednesday of each month as follows or otherwise noted:

October 2, 2024
November 6, 2024
December 4, 2024
January 8, 2025 (2nd Wednesday)
February 5, 2025
March 5, 2025
April 2, 2025
May 7, 2025
June 4, 2025
July 2, 2025
August 6, 2025
September 3, 2025

TENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
June 30, 2024



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
June 30, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 109,544	\$ -	\$ -	\$ -	\$ 109,544
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	254,709	-	-	-	254,709
Series 2022:					
Reserve	-	240,020	-	-	240,020
Interest	-	-	-	-	-
Revenue	-	204,400	-	-	204,400
Construction	-	-	-	18,615	18,615
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	417	-	-	-	417
Total Assets	\$ 365,671	\$ 444,420	\$ -	\$ 18,615	\$ 828,706
Liabilities:					
Accounts Payable	\$ 6,695	\$ -	\$ -	\$ -	\$ 6,695
Accounts FICA Payable	153	-	-	-	153
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 6,848	\$ -	\$ -	\$ -	\$ 6,848
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	417	-	-	-	417
Restricted for:					
Debt Service	-	444,420	-	-	444,420
Capital Project	-	-	-	18,615	18,615
Assigned for:					
Capital Reserve Fund	-	-	-	-	-
Capital Reserves	-	-	-	-	-
Unassigned	357,406	-	-	-	357,406
Total Fund Balances	\$ 358,823	\$ 444,420	\$ -	\$ 18,615	\$ 821,858
Total Liabilities & Fund Balance	\$ 365,671	\$ 444,420	\$ -	\$ 18,615	\$ 828,706

St. Augustine Lakes
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 123,643	\$ 123,643	\$ 124,282	\$ 640
Special Assessments -Direct	195,581	195,581	195,581	-
Interest Income	-	-	4,709	4,709
Total Revenues	\$ 319,224	\$ 319,224	\$ 324,572	\$ 5,349
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,800	\$ 4,200
PR-FICA	918	689	367	321
Engineering	9,000	6,750	3,043	3,708
Attorney	18,750	14,063	2,636	11,426
Annual Audit	3,110	-	-	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	600	450	450	-
Dissemination Agent	2,500	1,875	1,875	-
Software Licensing	-	-	1,500	(1,500)
Trustee Fees	4,000	4,000	5,250	(1,250)
Management Fees	50,085	37,564	37,564	-
Information Technology	1,908	1,431	1,431	-
Website Maintenance	1,272	954	954	-
Telephone	375	281	26	255
Postage & Delivery	750	563	150	413
Insurance General Liability	5,000	5,000	7,009	(2,009)
Printing & Binding	1,200	900	135	765
Legal Advertising	3,431	2,573	198	2,375
Other Current Charges	1,200	900	-	900
Office Supplies	450	338	2	336
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 119,224	\$ 90,004	\$ 70,065	\$ 19,940

St. Augustine Lakes
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Electric	\$ -	\$ -	\$ -	\$ -
Water/Sewer/Irrigation	-	-	-	-
Security	-	-	-	-
Security Services Patrol	-	-	-	-
Facility Management	-	-	-	-
Pool Maintenance	-	-	542	(542)
Pool Chemicals	-	-	-	-
Pool Permits	-	-	-	-
Pool Monitors	-	-	-	-
Janitorial	-	-	-	-
Repairs & Maintenance	-	-	220	(220)
Special Events	-	-	-	-
Insurance - Property	-	-	3,292	(3,292)
Office Supplies	-	-	271	(271)
Subtotal Amenity Center Expenditures	\$ -	\$ -	\$ 4,324	\$ (4,324)
Grounds Maintenance				
Field Mgmt / Admin	\$ 18,000	\$ 13,500	\$ 14,300	\$ (800)
Landscape Maintenance	81,250	60,938	67,120	(6,183)
Lake Maintenance	12,000	9,000	11,142	(2,142)
Wetland Mitigation	13,000	9,750	-	9,750
Grounds Maintenance	10,000	7,500	-	7,500
Reclaim Water	12,000	9,000	-	9,000
Electric	10,000	7,500	7,875	(375)
Miscellaneous	6,000	4,500	-	4,500
Holiday Decorations	15,000	2,300	2,300	-
Subtotal Grounds Maintenance	\$ 177,250	\$ 123,988	\$ 102,737	\$ 21,250
Total Operations & Maintenance	\$ 177,250	\$ 213,992	\$ 107,062	\$ 16,926
Total Expenditures	\$ 296,474	\$ 303,996	\$ 177,126	\$ 36,866
Excess (Deficiency) of Revenues over Expenditures	\$ 22,750	\$ 15,228	\$ 147,446	\$ 42,214
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer Out	\$ (22,750)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (22,750)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 15,228	\$ 147,446	\$ 42,214
Fund Balance - Beginning	\$ -		\$ 211,377	
Fund Balance - Ending	\$ -		\$ 358,823	

St. Augustine Lakes
Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 185,930	\$ 185,930	\$ 187,087	\$ 1,157
Special Assessments -Direct Bill	294,110	294,110	294,110	-
Interest Income	6,007	4,505	16,860	12,355
Total Revenues	\$ 486,047	\$ 484,546	\$ 498,058	\$ 13,512
Expenditures:				
Interest -12/15	\$ 190,197	\$ 190,197	\$ 190,197	\$ -
Interest - 6/15	190,197	190,197	190,197	(0)
Principal - 6/15	100,000	100,000	100,000	-
Total Expenditures	\$ 480,394	\$ 480,394	\$ 480,394	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,654	\$ 4,152	\$ 17,664	\$ 13,512
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (11,806)	\$ (11,806)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (11,806)	\$ (11,806)
Net Change in Fund Balance	\$ 5,654	\$ 4,152	\$ 5,858	\$ 1,706
Fund Balance - Beginning	\$ 197,008		\$ 438,562	
Fund Balance - Ending	\$ 202,661		\$ 444,420	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 116,187	\$ 116,187
Total Revenues	\$ -	\$ -	\$ 116,187	\$ 116,187
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,488,461	\$ (6,488,461)
Total Expenditures	\$ -	\$ -	\$ 6,488,461	\$ (6,488,461)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,372,274)	\$ (6,372,274)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 11,806	\$ 11,806
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 11,806	\$ 11,806
Net Change in Fund Balance	\$ -		\$ (6,360,468)	
Fund Balance - Beginning	\$ -		\$ 6,379,083	
Fund Balance - Ending	\$ -		\$ 18,615	

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	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,282
Special Assessments -Direct	-	-	97,790	20,982	27,913	-	-	48,895	-	-	-	-	195,581
Interest Income	-	-	-	-	76	1,173	1,140	1,175	1,145	-	-	-	4,709
Total Revenues	\$ -	\$ 750	\$ 211,786	\$ 28,803	\$ 27,989	\$ 2,712	\$ 1,316	\$ 50,070	\$ 1,145	\$ -	\$ -	\$ -	\$ 324,572
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 600	\$ 800	\$ 600	\$ 1,000	\$ -	\$ -	\$ -	\$ 4,800
PR-FICA	-	77	-	61	-	46	61	46	77	-	-	-	367
Engineering	-	513	615	310	635	-	-	550	420	-	-	-	3,043
Attorney	209	764	433	373	185	245	429	-	-	-	-	-	2,636
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	208	208	208	208	208	208	208	208	208	-	-	-	1,875
Software Licensing	-	-	-	-	-	-	-	1,500	-	-	-	-	1,500
Trustee Fees	-	-	5,250	-	-	-	-	-	-	-	-	-	5,250
Management Fees	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	4,174	-	-	-	37,564
Information Technology	159	159	159	159	159	159	159	159	159	-	-	-	1,431
Website Maintenance	106	106	106	106	106	106	106	106	106	-	-	-	954
Telephone	5	4	-	6	-	4	-	6	2	-	-	-	26
Postage & Delivery	24	30	2	3	4	4	29	4	50	-	-	-	150
Insurance General Liability	7,009	-	-	-	-	-	-	-	-	-	-	-	7,009
Printing & Binding	17	24	5	3	29	27	10	13	7	-	-	-	135
Legal Advertising	-	-	-	-	65	-	69	-	64	-	-	-	198
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	0	0	0	0	0	0	0	0	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,585	\$ 7,058	\$ 10,952	\$ 6,653	\$ 5,566	\$ 5,574	\$ 6,045	\$ 7,366	\$ 6,266	\$ -	\$ -	\$ -	\$ 70,065

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													
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water/Sewer/Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Services Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	542	-	-	-	542
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	220	-	-	-	220
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	-	-	-	-	-	-	-	-	3,292	-	-	-	3,292
Office Supplies	-	-	-	-	-	-	-	-	271	-	-	-	271
Subtotal Amenity Center Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,324	\$ -	\$ -	\$ -	4,324
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	14,300
Landscape Maintenance	5,938	5,938	5,938	5,938	7,470	5,938	5,938	10,688	13,338	-	-	-	67,120
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	-	-	-	11,142
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	203	2,100	166	177	184	218	261	3,814	753	-	-	-	7,875
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,300	-	-	-	-	-	-	-	-	-	2,300
Subtotal Grounds Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ 10,392	\$ 8,893	\$ 8,937	\$ 17,639	\$ 17,229	\$ -	\$ -	\$ -	102,737
Total Operations & Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ 10,392	\$ 8,893	\$ 8,937	\$ 17,639	\$ 21,553	\$ -	\$ -	\$ -	107,062
Total Expenditures	\$ 23,463	\$ 17,833	\$ 22,093	\$ 15,505	\$ 15,958	\$ 14,467	\$ 14,981	\$ 25,005	\$ 27,820	\$ -	\$ -	\$ -	177,126
Excess (Deficiency) of Revenues over Expenditures	\$ (23,463)	\$ (17,083)	\$ 189,693	\$ 13,298	\$ 12,031	\$ (11,755)	\$ (13,665)	\$ 25,065	\$ (26,675)	\$ -	\$ -	\$ -	147,446
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	\$ 12,031	\$ (11,755)	\$ (13,665)	\$ 25,065	\$ (26,675)	\$ -	\$ -	\$ -	147,446

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		240,020
Bonds Outstanding -		\$7,070,000
Less: June 15, 2024		(\$100,000)
Current Bonds Outstanding		\$6,970,000

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	-	167,902.14	111,653.46	279,555.60
AG ESSENTIAL	-	126,208.32	83,927.44	210,135.76
TOTAL DIRECT INVOICES (1) (2)	-	294,110.46	195,580.90	489,691.36
ASSESSED REVENUE TAX ROLL	(1,676.92)	187,127.58	124,308.86	311,436.44
TOTAL NET ASSESSMENTS	-1,676.92	481,238.04	319,889.76	801,127.80

(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	1538.99	3,855.71
INTEREST 2	04/11/2024	265.37	176.29	441.66
INTEREST 3	07/3/2024	40.17	26.68	66.85
TOTAL RECEIVED TAX ROLL		187,127.58	124,308.86	311,436.44

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	100.00%	100.00%	100.00%
% COLLECTED TAX ROLL	100.54%	100.54%	100.54%
TOTAL PERCENT COLLECTED	100.21%	100.21%	100.21%

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>
5/1/24 - 5/31/24		129-133	\$	86,873.43
6/1/24 - 6/30/24		134-143		27,502.56
SUBTOTAL			\$	114,375.99
<i>Date</i>		<i>Autopays</i>		<i>Amount</i>
05/21/24	FPL		\$	3,813.74
05/23/24	IRS FICA PAYMENT			91.80
06/20/24	FPL			753.25
SUBTOTAL			\$	4,658.79
TOTAL			\$	119,034.78

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/08/24	00004	5/01/24	33	202405	310-51300-31300					*	208.33		
			MAY DISSEMINATION SRVCS										
		5/01/24	33	202405	310-51300-35100					*	159.00		
			MAY INFORMATION TECH.										
		5/01/24	33	202405	310-51300-34000					*	4,173.75		
			MAY MANAGEMENT FEES										
		5/01/24	33	202405	310-51300-35300					*	106.00		
			MAY WEBSITE ADMIN.										
		5/01/24	33	202405	310-51300-51000					*	.18		
			OFFICE SUPPLIES										
		5/01/24	33	202405	310-51300-42000					*	3.84		
			POSTAGE										
		5/01/24	33	202405	310-51300-42500					*	12.90		
			COPIES										
		5/01/24	33	202405	310-51300-41000					*	6.32		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SRVCS LLC			4,670.32	000129
5/08/24	00019	5/02/24	05022024	202405	300-20700-10300					*	31,552.08		
			5/1 LENNAR AGE	5/24	ASMNT								
		5/02/24	05022024	202405	300-20700-10300					*	41,975.53		
			5/1 LENNAR LNR	5/24	ASMNT								
									ST AUGUSTINE LAKES CDD C/O BANK			73,527.61	000130
5/08/24	00012	5/01/24	STAUG687	202405	320-57200-46200					*	5,937.50		
			MAY LANDSCAPE MAINTENACE										
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			5,937.50	000131
5/14/24	00014	5/09/24	1890612	202405	320-57200-46400					*	1,238.00		
			MAY LAKE MAINTENANCE										
									THE LAKE DOCTORS INC			1,238.00	000132
5/23/24	00020	5/03/24	1130	202405	310-51300-31300					*	1,500.00		
			ANNUAL SOFTWARE LICENSE										
									DISCLOSURE TECHNOLOGY SERVICES LLC			1,500.00	000133
6/06/24	00007	5/20/24	6398833	202404	310-51300-48000					*	68.64		
			NTC OF MEETING	#10094545									
									GANNETT FLORIDA LOCAL IQ			68.64	000134
6/06/24	00005	6/01/24	2024-660	202405	310-51300-31100					*	550.00		
			CDD BOARD MEETING - MAY24										
									DOMINION ENGINEERING GROUP INC			550.00	000135
6/06/24	00006	5/31/24	3397635	202403	310-51300-31500					*	245.00		
			MAR GENERAL COUNSEL										
									KUTAK ROCK LLP			245.00	000136
									SAUG ST AUGUSTINE L BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
6/06/24	00019	6/06/24 06062024 4/11/24 SJC TAX DIST I2	202406 300-20700-10300	ST AUGUSTINE LAKES CDD C/O BANK	*	265.37	265.37	000137
6/06/24	00010	5/01/24 419148 MAY MANAGEMENT SERVICES	202405 320-57200-34000	VESTA PROPERTY SERVICES INC	*	1,900.00	1,900.00	000138
6/06/24	00010	6/01/24 419872 JUNE MANAGEMENT SERVICES	202406 320-57200-34000	VESTA PROPERTY SERVICES INC	*	1,900.00	1,900.00	000139
6/06/24	00012	6/01/24 STAUG703 JUN LANDSCAPE MAINTENANCE	202406 320-57200-46200	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	13,337.50	13,337.50	000140
6/19/24	00002	6/06/24 23112 POLICY CHG-PROPERTY ADDED	202406 330-53800-45000	EGIS INSURANCE ADVISORS LLC	*	3,292.00	3,292.00	000141
6/19/24	00004	6/01/24 34 JUN DISSEMINATION SRVCS	202406 310-51300-31300		*	208.33		
		6/01/24 34 JUN INFORMATION TECH.	202406 310-51300-35100		*	159.00		
		6/01/24 34 JUN MANAGEMENT FEES	202406 310-51300-34000		*	4,173.75		
		6/01/24 34 JUN WEBSITE ADMIN.	202406 310-51300-35300		*	106.00		
		6/01/24 34 OFFICE SUPPLIES	202406 310-51300-51000		*	.18		
		6/01/24 34 POSTAGE	202406 310-51300-42000		*	49.64		
		6/01/24 34 COPIES	202406 310-51300-42500		*	6.75		
		6/01/24 34 TELEPHONE	202406 310-51300-41000		*	2.40		
				GOVERNMENTAL MANAGEMENT SRVCS LLC			4,706.05	000142
6/25/24	00014	6/07/24 1910615 JUNE LAKE MAINTENANCE	202406 320-57200-46400	THE LAKE DOCTORS INC	*	1,238.00	1,238.00	000143

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 33**Invoice Date:** 5/1/24

Due Date: 5/1/24

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 - May 2024		208.33	208.33
Information Technology - May 2024		159.00	159.00
Management Fees - May 2024		4,173.75	4,173.75
Website Administration - May 2024		106.00	106.00
Office Supplies		0.18	0.18
Postage		3.84	3.84
Copies		12.90	12.90
Telephone		6.32	6.32

Total	\$4,670.32
--------------	-------------------

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

Balance Due	\$4,670.32
--------------------	-------------------

ST AUGUSTINE LAKES CDD
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
May 2, 2024	\$73,527.61	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:

5/1/24	Lennar AGEMay24 Asmnt	\$ 31,552.08
5/1/24	Lennar LNRMay24 Asmnt	41975.53
		\$ 73,527.61

*(Attach supporting documentation for request. Overnight via Fedex with deposit letter
from Accountant)*



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 687958	5/1/2024
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: May 31, 2024

Invoice Amount: \$5,937.50

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

Invoice Total **\$5,937.50**

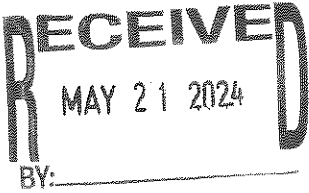
IN COMMERCIAL LANDSCAPING

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

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

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
CDD:
St. Augustine Lakes Community Development District

INVOICE 1130
DATE 05/03/2024

BOND SERIES
2022

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription	1,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE \$1,500.00


Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

License Fee for FY 23/24

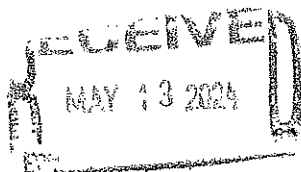
LocaliQ

Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
St. Augustine Lakes		762564	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006398833	Apr 1- Apr 30, 2024	May 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$68.64	

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			
4/1/24	Balance Forward	\$65.28			
4/3/24	PAYMENT - THANK YOU	-\$65.28			
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/24/24	10094545	SAG St Augustine Record	May Meeting		\$68.64



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	\$68.64
Service Fee 3.99%	\$2.74
*Cash/Check/ACH Discount	-\$2.74
*Payment Amount by Cash/Check/ACH	\$68.64
Payment Amount by Credit Card	\$71.38

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0006398833		\$68.64
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$68.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.64
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 \$71.38
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007625640000000000000063988330000686467171

LOCALIQ[®]

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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:

04/24/2024

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 04/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$68.64

Order No: 10094545

Customer No: 762564

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

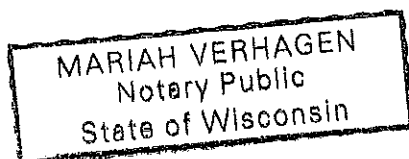
Notice of Meeting

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, May 1, 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: Apr 24, 2024; #



***** INVOICE *****



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

Date: June 1, 2024

Invoice Number 2024-6609

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	1	\$85.00
CADD Designer	\$130	0	\$.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	3	\$465.00
Principal	\$210	0	\$0.00
TOTAL		4	\$550.00

1. Processed and approved requisitions
2. Prepare & attended CDD Meeting May 1, 2024

Total Amount Due \$550.00

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.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 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. 3397635
25223-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts
03/06/24	W. Haber	0.40	120.00	Prepare for and participate in Board meeting

TOTAL HOURS 0.90

TOTAL FOR SERVICES RENDERED \$245.00

TOTAL CURRENT AMOUNT DUE \$245.00

(Attach supporting documentation for request. Overnight via Fedex with deposit letter from Accountant)

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	(1,610.07)	187,087.42	124,282.17	311,369.59
TOTAL NET ASSESSMENTS	120,812.76	407,670.27	270,967.85	678,638.12

(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
INTEREST 2	04/11/2024	265.37	176.29	441.66
TOTAL RECEIVED TAX ROLL		187,087.42	124,282.17	311,369.59

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	75.00%	75.00%	75.00%
% COLLECTED TAX ROLL	100.52%	100.52%	100.52%
TOTAL PERCENT COLLECTED	84.89%	84.88%	84.89%



Invoice

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

Invoice # 419148
Date 05/01/2024
Terms Due on receipt
Due Date 05/01/2024
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	1,900.00	1,900.00

Total 1,900.00



Invoice

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

Invoice # 419872
Date 06/01/2024
Terms Due on receipt
Due Date 06/01/2024
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	1,900.00	1,900.00

Total 1,900.00



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 703018	6/1/2024
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: July 1, 2024

Invoice Amount: \$13,337.50

Description	Current Amount
Monthly Landscape Maintenance June 2024	\$13,337.50

Invoice Total **\$13,337.50**

IN COMMERCIAL LANDSCAPING

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

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



INVOICE

Customer	St. Augustine Lakes Community Development District
Acct #	1162
Date	06/06/2024
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 3,292.00
Payment Amount	
Payment for:	Invoice#23112
100123870	

Thank You

Please detach and return with payment



Customer: St. Augustine Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
23112	06/03/2024	Policy change	Policy #100123870 10/01/2023-10/01/2024 Florida Insurance Alliance Package - property added Due Date: 6/6/2024	3,292.00

Total

\$ 3,292.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

Date

06/06/2024

Governmental Management Services, LLC


1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 34**Invoice Date:** 6/1/24**Due Date:** 6/1/24**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 - June 2024		208.33	208.33
Information Technology - June 2024		159.00	159.00
Management Fees - June 2024		4,173.75	4,173.75
Website Administration - June 2024		106.00	106.00
Office Supplies		0.18	0.18
Postage		49.64	49.64
Copies		6.75	6.75
Telephone		2.40	2.40
Total			\$4,706.05
Payments/Credits			\$0.00
Balance Due			\$4,706.05

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	5/9/2024	\$1,238.00

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

00000007309084001000000018133500000012380006

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 5/8/2024

Invoice 1890612

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/8/2024	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

1A pond 1 - Treated for minimal algae
1A pond 2 - Treated for minimal algae and shoreline weeds
1A pond 3 - Treated for minimal shoreline weeds
1A pond 4 - Treated for algae and removed a tarp from the water
1A pond 5 - Treated for algae
1B pond 7 - Treated for minimal algae and shoreline weeds
1C pond 8 - Treated for algae and shoreline weeds
1C pond 9 - Treated for minimal algae/shoreline weeds. Cleared debris from the outfall
2B pond 10 - Treated for minimal algae
2B pond 11 - Treated for minimal shoreline weeds

If you have any questions or concerns please give me a call at 904-504-4689 - thanks, Eric.

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, ar@lakedoctors.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