

St. Augustine Lakes
Community Development District

OCTOBER 2, 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

September 25, 2024

Board of Supervisors
St. Augustine Lakes Community Development District

Dear Board Members:

The Meeting of the St. Augustine Lakes Community Development District will be held Wednesday, October 2, 2024 at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Organizational Matters
 - A. Acceptance of Resignation from Supervisor Feiner
 - B. Appointment of New Supervisor to Fill the Unexpired Term of Office (11/2024)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2025-01
- IV. Consideration of Minutes of the August 20, 2024 Meeting
- V. Ratification of First Amendment to Agreement with Elite Amenities
- VI. Staff Reports
 - A. Attorney
 - B. Engineer – Update Regarding Speed Limit Signs
 - C. Manager
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of August 31, 2024
- X. Check Register

- XI. Next Scheduled Meeting – November 6, 2024 at 11:00 a.m.
- XII. Adjournment

THIRD ORDER OF BUSINESS

D.

RESOLUTION 2025-01

**A RESOLUTION DESIGNATING OFFICERS OF THE ST.
AUGUSTINE LAKES COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the St. Augustine Lakes Community Development District at a regular business meeting held on October 2, 2024 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	

PASSED AND ADOPTED THIS 2ND DAY OF OCTOBER, 2024.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH 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 Tuesday, August 20, 2024 at 11:35 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 <i>by phone</i>	Vice Chairman
Michael Della Penta	Supervisor
Tiffany Csalovszki	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Bill Schaefer	District Engineer
Maria Czmyr	Vesta
Sarah Sweeting	GMS

The following is a summary of the actions taken at the August 20, 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 11:35 a.m. Three Supervisors were in attendance constituting a quorum. Mr. Mayo participated by phone.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver opened the public comment period, and state there will be public hearing which will also allow for public comments. He explained the comment periods and the public hearings.

Resident (Steven) commented on the pool entry locks and timeline expectations. It was noted there will be updates on that item later in the agenda.

THIRD ORDER OF BUSINESS**Consideration of Minutes of the June 11, 2024 Meeting**

Mr. Oliver presented the minutes of the June 11, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the June 11, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS**Fiscal Year 2025 Budget****A. Overview of Budget**

Mr. Oliver presented an overview of the Fiscal Year 2025 budget. He noted this is the first public hearing for the budget. He commented on the debt services and noted bonds were issued to build infrastructure. He added they are paying back a 30-year bond. He explained payments are made annually for the principal and semi-annual payments.

Mr. Oliver noted there are the same assessments even if there is a house or it is undeveloped. He noted the total revenues go from \$319,000 to \$490,000 and that is an increase of \$171,000. The expenditures go up by the same amount.

Mr. Oliver reviewed expenditures in the administrative line items, noting that they are standard and there is an increase of \$1,000. He added the operations, and maintenance included the amenity center, which is being created now. This is for an increase in the budget for \$136,000. The costs include pool attendants, and grounds maintenance, and an increase for landscape maintenance. He added the assessments stay the same due to a carryover from last year.

Mr. Oliver noted the two largest items driving the increase in this budget increase is the new amenity center that needs to be operated and maintained and the landscape maintenance that has increased from \$113,000 to \$160,000. He added landscaping is usually the largest cost for any District.

Mr. Oliver noted the capital reserves is at \$22,000 and may grow. He noted the debt service funds and interest payments are paid to the Trustee. He added the amortization schedule is included and noted the bonds mature in 2053. The increase in assessment results in \$420.14 gross increase per platted lot.

B. Board Discussion

Mr. Oliver asked for discussion from the Board.

C. Public Hearing Adopting the Budget for Fiscal Year 2025

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Opening the Public Hearing, was approved.

Audience comments included comments on the landscape contract that has been amended to include some additional costs. Questions on amenity usage was discussed and the pool attendant to ensure the pool is used by St. Augustine Lakes residents. Security monitoring was discussed and the timeline for going live. The Board discussed some vandalism and the video and voice monitoring.

It was noted the pool attendant hours and timeline can be determined by the Board once the Board is resident controlled. Another question was asked from a legal perspective for having attendants. Mr. Haber replied it is not necessarily a legal issue as it is for security and preventing issues.

Questions were asked on the budget amounts and having someone live all the time. Ms. Rogers explained the video portion of security. The cost of a pool attendant versus the security monitoring was discussed. Other topics include the capital reserves account, paying off debt and new bonds.

Other discussion topics included contracts and availability to the public, specific scope of services for all contracts, law enforcement monitoring and patrol officer schedules, security monitoring, special community events, amenity fob system timeline, distribution of fobs to the community, owner responsibility on their property, HOA issues, monitoring at the front, budget total amounts, GMS management fees, maintenance costs, decorations done by a vendor, pet waste disposal locations, and reserve amounts.

Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Closing the Public Hearing, was approved.

1. Consideration of Resolution 2024-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Mr. Haber presented the Fiscal Year 2025 proposed budget, notices to the public regarding the budget, and noted that this resolution will adopt the final budget.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2024-03 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025, was approved.

2. Consideration of Resolution 2024-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Haber noted this resolution will impose special assessments and for lots that are platted the assessments will appear on the tax bill. He explained the increase and the notices that have been provided to the residents.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt Amenity Center Rates, Resolution 2024-05

Mr. Oliver presented the resolution for adopting amenity center rates. He noted there is a requirement for the District to allow access to the facility for a cost. He added from the last meeting the proposal for non-resident's cost would be \$3,500 for annual user access. The replacement fees for fobs are proposed at \$50 per fob.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver ask for any comments on the cost of \$3,500 for non-resident user fees and \$50 of cost of replacement of fobs.

Resident asked how many fobs are allotted per household and it was noted each household will be allotted two fobs. Another resident asked about having more fobs for additional payments. Ms. Rogers stated typically they allow for two.

Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Closing the Public Hearing, was approved.

Mr. Oliver asked for a motion to approve the resolution.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2024-05 for Amenity Center Rates, was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding CDD Goals & Objectives

Mr. Oliver stated there was new legislation that requires Districts to adopt goals and objectives and measure their performance on these goals and objectives. He added these are for all Special Districts not just Community Development Districts. He noted GMS has prepared draft goals and objectives for the Board to review and adopt and these can be modified. This will be provided to the residents through an eblast.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the District's Goals and Objectives, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing further to report.

B. Engineer

Mr. Schaefer had nothing further to report at this time.

C. Manager – Designation of Meeting Schedule for Fiscal Year 2025

Mr. Oliver presented the required annual meeting schedule for Fiscal Year 2025. He noted this starts on October 1, 2024 for 12 meetings to be held on the first Wednesday of each month except for January which will be moved to the 8th. He added the meetings are held in the GMS office, but another site will be determined for convenience of residents and larger crowds.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Meeting Schedule for Fiscal Year 2025, was approved.

EIGHTH ORDER OF BUSINESS**Supervisors Requests**

Ms. Rogers gave community updates to include there are 426 homes planned and currently 236 have closed. She noted there are 37 are under contract. She commented on interest and high rates which is a barrier for sales. She added she doesn't anticipate a problem with home sales.

Ms. Csalovszki provided updates on the amenities, she noted that amenities are expected to be online this week, fob pick up schedule included locations, times and requirements. She noted the amenities will be closed September 3rd, 4th and 5th while the ADA lift chair is installed.

NINTH ORDER OF BUSINESS**Audience Comments**

Audience comments included topics on clean-up of the open areas in the community, sod installation, broken sidewalks, paving roads, elections, material, entry sign repair, pool rules and hours, and speed limit signs.

Ms. Rogers replied they will have the developers complete these items during the close out. Inspectors will be out to complete these items, hours of the pool, fob updates, music not allowed except personal devices. Ms. Rogers commented on traffic division will be determined by the county. The engineer commented on speed regulations and will investigate.

Mr. Oliver commented on the landowner elections for every 1 acre there is 1 vote and every lot receives 1 vote.

TENTH ORDER OF BUSINESS**Financial Statements as of June 30, 2024**

Mr. Oliver presented the financial statements as of June 30, 2024. He added there were no unusual variances.

ELEVENTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

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

**TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – September 4, 2024
at 11:00 a.m.**

Mr. Oliver noted the next meeting is scheduled for September 4, 2024, at 11:00 a.m. Ms. Rogers stated it was not needed and it will be cancelled.

The next scheduled meeting will be in October at the Holiday Inn Express in St Augustine, Florida.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

**FIRST AMENDMENT TO THE POOL MONITORING SERVICES AGREEMENT BY AND BETWEEN ST.
AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT AND ELITE AMENITIES OF NE
FLORIDA LLC**

This First Amendment ("Amendment") is made and entered into this 5th day of September, 2024, by and between:

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, and whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

ELITE AMENITIES OF NE FLORIDA LLC, a Florida limited liability company, whose address is 4116 Running Bear Lane, Suite G, St. Johns, Florida 32259 ("Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District and the Contractor entered into an agreement to provide pool monitor staffing services (the "Service Agreement") which is incorporated herein by reference; and

WHEREAS, pursuant to Section 13 of the Service Agreement, the parties desire to amend the Service Agreement as set forth in more detail in Section 2 below; and

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Service Agreement is hereby affirmed and the parties hereto agree that it continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Service Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2. The Service Agreement is hereby amended as follows:

- A.** The Parties hereby add the work described in **Exhibit A** hereto (the "Additional Work") to the Scope of Services, as such term is defined in the


Service Agreement. The cost of the Additional Work shall be as set forth in **Exhibit A**. Payment for the Additional Work shall be made in accordance with the terms of the Service Agreement.

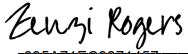
SECTION 3. All other terms of the Service Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Service Agreement on the day and year first written above.


ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

D1BA5E5E7410418...
Secretary/Assistant Secretary

DocuSigned by:

833A71EC3371437...
Chairperson, Board of Supervisors

ELITE AMENITIES OF NE FLORIDA LLC

DocuSigned by:

7D44171CD0764DB...
By: Linda Bolger

Signed by:

By: 1EC18D71457E49E...
Its: President

Exhibit A

Docusign Envelope ID: E240851F-8C3E-46F7-BD54-D6D61A393764



St Augustine Lakes

Elite Amenities Addendum for Pool Monitor Staffing 2024 Season

August 30, 2024

This agreement is entered into by and between the St Augustine Lakes CDD and Elite Amenities NE Florida LLC. In consideration of the mutual promises made in the agreement and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

The St Augustine Lakes CDD hereby accepts the Program Proposal submitted by Elite Amenities NE Florida LLC. Both agree that a copy of the said proposal is below and hereby becomes part of this contract agreement.

PROGRAM PROPOSAL:

In addition to the previously signed contract for 2024, Elite Amenities will provide additional pool monitor services on the following dates:

September 6,9,10,11,12,13 from 10:00am-8:00pm.

FEE:

These services are at a total charge of \$1542.60.

IN WITNESS WHEREOF the parties have signed this agreement under seal on

8/30/2024

DocuSigned by
A blue ink signature of Eric Meyer.
e33a01e90c9e2f1

Eric Meyer, Elite Amenities NE FL, INC

Representative of St Augustine Lakes

NINTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
August 31, 2024



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 92,996	\$ -	\$ -	\$ -	\$ 92,996
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	40	-	-	40
Investments:					
State Board of Administration (SBA)	206,946	-	-	-	206,946
Series 2022					
Reserve	-	241,995	-	-	241,995
Interest	-	308	-	-	308
Revenue	-	206,237	-	-	206,237
Construction	-	-	-	18,768	18,768
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	417	-	-	-	417
Total Assets	\$ 301,359	\$ 448,580	\$ -	\$ 18,768	\$ 768,708
Liabilities:					
Accounts Payable	\$ 6,381	\$ -	\$ -	\$ -	\$ 6,381
Accrued Expenses	1,271	-	-	-	1,271
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	40	-	-	-	40
Total Liabilities	\$ 7,692	\$ -	\$ -	\$ -	\$ 7,692
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	417	-	-	-	417
Restricted for:					
Debt Service	-	448,580	-	-	448,580
Capital Project	-	-	-	18,768	18,768
Assigned for:					
Capital Reserve Fund	-	-	-	-	-
Capital Reserves	-	-	-	-	-
Unassigned	292,251	-	-	-	292,251
Total Fund Balances	\$ 293,668	\$ 448,580	\$ -	\$ 18,768	\$ 761,016
Total Liabilities & Fund Balance	\$ 301,359	\$ 448,580	\$ -	\$ 18,768	\$ 768,708

St. Augustine Lakes
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 123,643	\$ 123,643	\$ 124,309	\$ 666
Special Assessments -Direct	195,581	195,581	195,581	-
Interest Income	-	-	6,946	6,946
Total Revenues	\$ 319,224	\$ 319,224	\$ 326,836	\$ 7,612
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,600	\$ 5,400
PR-FICA	918	842	428	413
Engineering	9,000	8,250	3,043	5,208
Attorney	18,750	17,188	3,115	14,073
Annual Audit	3,110	-	-	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	600	450	450	-
Dissemination Agent	2,500	2,292	2,292	-
Software Licensing	-	-	1,500	(1,500)
Trustee Fees	4,000	4,000	5,250	(1,250)
Management Fees	50,085	45,911	45,911	-
Information Technology	1,908	1,749	1,749	-
Website Maintenance	1,272	1,166	1,166	-
Telephone	375	344	44	299
Postage & Delivery	750	688	363	324
Insurance General Liability	5,000	5,000	7,009	(2,009)
Printing & Binding	1,200	1,100	430	670
Legal Advertising	3,431	3,145	198	2,947
Other Current Charges	1,200	1,100	-	1,100
Office Supplies	450	413	2	410
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 119,224	\$ 107,311	\$ 81,226	\$ 26,085

St. Augustine Lakes
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Electric	\$ -	\$ -	\$ -	\$ -
Water/Sewer/Irrigation	-	-	2,284	(2,284)
Security	-	-	-	-
Security Services Patrol	-	-	2,454	-
Facility Management	-	-	-	-
Pool Maintenance	-	-	3,142	(3,142)
Pool Chemicals	-	-	17	(17)
Pool Permits	-	-	-	-
Pool Monitors	-	-	12,427	(12,427)
Janitorial	-	-	1,043	(1,043)
Repairs & Maintenance	-	-	864	(864)
Special Events	-	-	-	-
Insurance - Property	-	-	3,292	(3,292)
Office Supplies	-	-	271	(271)
Subtotal Amenity Center Expenditures	\$ -	\$ -	\$ 25,793	\$ (23,339)
Grounds Maintenance				
Field Mgmt / Admin	\$ 18,000	\$ 16,500	\$ 18,100	\$ (1,600)
Landscape Maintenance	81,250	74,479	93,795	(19,316)
Lake Maintenance	12,000	11,000	13,618	(2,618)
Wetland Mitigation	13,000	11,917	-	11,917
Grounds Maintenance	10,000	9,167	-	9,167
Pet Waste Disposal	-	-	482	(482)
Reclaim Water	12,000	11,000	-	11,000
Electric	10,000	9,167	9,231	(64)
Miscellaneous	6,000	5,500	-	5,500
Holiday Decorations	15,000	2,300	2,300	-
Subtotal Grounds Maintenance	\$ 177,250	\$ 151,029	\$ 137,526	\$ 13,504
Total Operations & Maintenance	\$ 177,250	\$ 258,340	\$ 163,319	\$ (9,835)
Total Expenditures	\$ 296,474	\$ 365,651	\$ 244,545	\$ 16,249
Excess (Deficiency) of Revenues over Expenditures	\$ 22,750	\$ (46,427)	\$ 82,291	\$ 23,862
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer Out	\$ (22,750)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (22,750)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (46,427)	\$ 82,291	\$ 23,862
Fund Balance - Beginning	\$ -		\$ 211,377	
Fund Balance - Ending	\$ -		\$ 293,668	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 185,930	\$ 185,930	\$ 187,087	\$ 1,157
Special Assessments -Direct Bill	294,110	294,151	294,151	-
Interest Income	6,007	5,506	\$ 20,980	15,474
Total Revenues	\$ 486,047	\$ 485,587	\$ 502,218	\$ 16,631
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	\$ 5,193	\$ 21,824	\$ 16,631
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	\$ 5,193	\$ 10,018	\$ 4,825
Fund Balance - Beginning	\$ 197,008		\$ 438,562	
Fund Balance - Ending	\$ 202,661		\$ 448,580	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 116,340	\$ 116,340
Total Revenues	\$ -	\$ -	\$ 116,340	\$ 116,340
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,488,461	\$ (6,488,461)
Total Expenditures	\$ -	\$ -	\$ 6,488,461	\$ (6,488,461)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,372,122)	\$ (6,372,122)
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	\$ -		\$ (6,360,316)	
Fund Balance - Beginning	\$ -		\$ 6,379,083	
Fund Balance - Ending	\$ -		\$ 18,768	

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	\$ -	\$ -	\$ 27	\$ -	\$ -	\$ 124,309
Special Assessments -Direct	-	-	97,790	20,982	27,913	-	-	48,895	-	-	-	-	195,581
Interest Income	-	-	-	-	76	1,173	1,140	1,175	1,145	1,188	1,049	-	6,946
Total Revenues	\$ -	\$ 750	\$ 211,786	\$ 28,803	\$ 27,989	\$ 2,712	\$ 1,316	\$ 50,070	\$ 1,145	\$ 1,215	\$ 1,049	\$ -	\$ 326,836
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 600	\$ 800	\$ 600	\$ 1,000	\$ -	\$ 800	\$ -	\$ 5,600
PR-FICA	-	77	-	61	-	46	61	46	77	-	61	-	428
Engineering	-	513	615	310	635	-	-	550	420	-	-	-	3,043
Attorney	209	764	433	373	185	245	429	479	-	-	-	-	3,115
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	208	208	208	208	208	208	208	208	208	208	208	-	2,292
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	4,174	4,174	-	45,911
Information Technology	159	159	159	159	159	159	159	159	159	159	159	-	1,749
Website Maintenance	106	106	106	106	106	106	106	106	106	106	106	-	1,166
Telephone	5	4	-	6	-	4	-	6	2	7	11	-	44
Postage & Delivery	24	30	2	3	4	4	29	4	50	29	185	-	363
Insurance General Liability	7,009	-	-	-	-	-	-	-	-	-	-	-	7,009
Printing & Binding	17	24	5	3	29	27	10	13	7	11	284	-	430
Legal Advertising	-	-	-	-	65	-	69	-	64	-	-	-	198
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	0	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	\$ 7,845	\$ 6,266	\$ 4,695	\$ 5,988	\$ -	\$ 81,226

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	-	-	-	-	-	-	-	-	-	1,956	328	-	2,284
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Services Patrol	-	-	-	-	-	-	-	-	-	1,184	1,271	-	2,454
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	542	1,300	1,300	-	3,142
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	17	-	17
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	-	-	-	-	12,427	-	-	12,427
Janitorial	-	-	-	-	-	-	-	-	-	475	568	-	1,043
Repairs & Maintenance	-	-	-	-	-	-	-	-	220	470	174	-	864
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	-	-	-	-	-	-	-	-	3,292	-	-	-	3,292
Office Supplies	-	-	-	-	-	-	-	-	271	-	-	-	271
Subtotal Amenity Center Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,324	\$ 17,811	\$ 3,657	\$ -	25,793
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	18,100
Landscape Maintenance	5,938	5,938	5,938	5,938	7,470	5,938	5,938	10,688	13,338	13,338	13,338	-	93,795
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	-	13,618
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	-	-	-	-	-	-	-	-	-	-	482	-	482
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	203	2,100	166	177	184	218	261	3,814	753	699	656	-	9,231
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	\$ 17,175	\$ 17,614	\$ -	137,526
Total Operations & Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ 10,392	\$ 8,893	\$ 8,937	\$ 17,639	\$ 21,553	\$ 34,986	\$ 21,271	\$ -	163,319
Total Expenditures	\$ 23,463	\$ 17,833	\$ 22,093	\$ 15,505	\$ 15,958	\$ 14,467	\$ 14,981	\$ 25,484	\$ 27,820	\$ 39,681	\$ 27,259	\$ -	244,545
Excess (Deficiency) of Revenues over Expenditures	\$ (23,463)	\$ (17,083)	\$ 189,693	\$ 13,298	\$ 12,031	\$ (11,755)	\$ (13,665)	\$ 24,587	\$ (26,675)	\$ (38,466)	\$ (26,211)	\$ -	82,291
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)	\$ 24,587	\$ (26,675)	\$ (38,466)	\$ (26,211)	\$ -	82,291

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		241,995
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%

TENTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
7/1/24 - 7/30/24	144-157	\$	36,259.36
8/1/24 - 8/31/24	158-168		24,518.37

SUBTOTAL		\$	60,777.73
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<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
07/03/24	IRS FICA PAYMENT	\$	153.00
07/19/24	SJCUD		1,956.06
07/23/24	FPL		699.22
07/29/24	ROLLKALL TECHNOL		1,183.88
08/19/24	SJCUD		327.53
08/26/24	FPL		655.24
08/27/24	IRS FICA PAYMENT		122.40

SUBTOTAL		\$	5,097.33
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TOTAL		\$	65,875.06
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/03/24	00021	6/19/24 1935	202406 330-53800-46400		*	541.67	
			JUN POOL SERVICE-PRORATED				
				C BUSS ENTERPRISES			541.67 000144
7/03/24	00021	6/25/24 2009	202407 330-53800-46400		*	1,300.00	
			JULY POOL SERVICES				
				C BUSS ENTERPRISES			1,300.00 000145
7/03/24	00010	6/26/24 420329	202406 330-53800-46000		*	219.75	
			LOCK BOX INSTALLATION				
				VESTA PROPERTY SERVICES INC			219.75 000146
7/03/24	00010	7/01/24 420419	202407 320-57200-34000		*	1,900.00	
			JULY MANAGEMENT SERVICES				
				VESTA PROPERTY SERVICES INC			1,900.00 000147
7/10/24	00004	7/01/24 35	202407 310-51300-31300		*	208.33	
			JUL DISSEMINATION SRVCS				
		7/01/24 35	202407 310-51300-35100		*	159.00	
			JUL INFORMATION TECH.				
		7/01/24 35	202407 310-51300-34000		*	4,173.75	
			JUL MANAGEMENT FEES				
		7/01/24 35	202407 310-51300-35300		*	106.00	
			JUL WEBSITE ADMIN.				
		7/01/24 35	202407 310-51300-51000		*	.30	
			OFFICE SUPPLIES				
		7/01/24 35	202407 310-51300-42000		*	29.25	
			POSTAGE				
		7/01/24 35	202407 310-51300-42500		*	11.40	
			COPIES				
		7/01/24 35	202407 310-51300-41000		*	6.70	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SRVCS LLC			4,694.73 000148
7/10/24	00012	5/31/24 STAUG714	202405 320-57200-46200		*	4,750.00	
			ADDENDUM 1-BACK BILL MAY				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			4,750.00 000149
7/10/24	00012	7/01/24 STAUG731	202407 320-57200-46200		*	13,337.50	
			JUL LANDSCAPE MAINTENANCE				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000150
7/17/24	00023	7/09/24 984	202407 330-53800-46100		*	400.00	
			JUL JANITORIAL SERVICES				
		7/09/24 984	202407 330-53800-46100		*	75.00	
			DEEP CLEAN BEFORE OPENING				
				COASTAL AMENITY SERVICES, LLC			475.00 000151
				SAUG ST AUGUSTINE L BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
7/17/24	00023	7/09/24 985	202407 330-53800-46000	INSTALL T.PAPER DISPENSER	COASTAL AMENITY SERVICES, LLC	*	470.00	470.00	000152
7/17/24	00005	7/01/24 2024-669	202406 310-51300-31100	CDD BOARD MEETING - JUN24	DOMINION ENGINEERING GROUP INC	*	420.00	420.00	000153
7/17/24	00022	7/01/24 1745	202407 330-53800-46700	POOL MONITORING SERVICES	ELITE AMENITIES NE FLORDIA, LLC	*	6,213.25	6,213.25	000154
7/17/24	00006	7/08/24 3421519	202404 310-51300-31500	APR GENERAL COUNSEL	KUTAK ROCK LLP	*	428.50	428.50	000155
7/17/24	00014	7/09/24 1917160	202407 320-57200-46400	JUL LAKE MAINTENANCE	THE LAKE DOCTORS INC	*	1,238.00	1,238.00	000156
7/17/24	00010	7/12/24 06192024	202406 330-53800-51000	AMENITY - LOCK BOX	VESTA PROPERTY SERVICES INC	*	19.98	270.96	000157
		7/12/24 06192024	202406 330-53800-51000	POOL AREA SUPPLIES		*	250.98		
8/07/24	00007	7/22/24 00065240	202406 310-51300-48000	NTC OF MEETING #10226722	GANNETT FLORIDA LOCAL IQ	*	63.92	63.92	000158
8/07/24	00023	8/01/24 998	202408 330-53800-46100	AUG JANITORIAL SERVICES	COASTAL AMENITY SERVICES, LLC	*	400.00	400.00	000159
8/07/24	00024	8/01/24 2408-SAL	202408 320-57200-46600	AUGUST PET WASTE SERVICES	DOODY DADDY LLC	*	482.00	482.00	000160
8/07/24	00010	8/01/24 421106	202408 310-51300-34000	AUG MANAGEMENT SERVICES	VESTA PROPERTY SERVICES INC	*	1,900.00	1,900.00	000161
8/12/24	00025	8/06/24 144593	202408 310-51300-42500	ASMNT NOTICE INCREASE		*	279.13		
		8/06/24 144593	202408 310-51300-42000	POSTAGE	ADVANCED DIRECT MARKETING SERVICES	*	154.76	433.89	000162
SAUG ST AUGUSTINE L BPEREGRINO									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/12/24	00023	8/06/24 999	202408 330-53800-46000		*	174.00	
		INSTAL(2) 39GAL TASH CANS		COASTAL AMENITY SERVICES, LLC			174.00 000163
8/12/24	00004	8/01/24 36	202408 310-51300-31300		*	208.33	
		AUG DISSEMINATION SVCS					
		8/01/24 36	202408 310-51300-35100		*	159.00	
		AUG INFORMATION TECH.					
		8/01/24 36	202408 310-51300-34000		*	4,173.75	
		AUG MANAGEMENT FEES					
		8/01/24 36	202408 310-51300-35300		*	106.00	
		AUG WEBSITE ADMIN.					
		8/01/24 36	202408 310-51300-51000		*	.30	
		OFFICE SUPPLIES					
		8/01/24 36	202408 310-51300-42000		*	29.75	
		POSTAGE					
		8/01/24 36	202408 310-51300-42500		*	4.65	
		COPIES					
		8/01/24 36	202408 310-51300-41000		*	11.39	
		TELEPHONE		GOVERNMENTAL MANAGEMENT SRVCS LLC			4,693.17 000164
8/12/24	00014	8/10/24 1925765	202408 320-57200-46400		*	1,238.00	
		AUG LAKE MAINTENANCE		THE LAKE DOCTORS INC			1,238.00 000165
8/20/24	00006	8/12/24 3436936	202405 310-51300-31500		*	478.50	
		MAY GENERAL COUNSEL		KUTAK ROCK LLP			478.50 000166
8/20/24	00012	8/15/24 STAUG751	202408 320-57200-46200		*	13,337.50	
		AUG LANDSCAPE MAINTENANCE		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000167
8/28/24	00021	7/25/24 2143	202408 330-53800-46400		*	1,300.00	
		AUG POOL SERVICES					
		7/25/24 2143	202408 330-53800-46500		*	17.42	
		POOL CHEMICALS- CLARIFIER		C BUSS ENTERPRISES			1,317.42 000168
TOTAL FOR BANK A						60,777.76	
TOTAL FOR REGISTER						60,777.76	

SAUG ST AUGUSTINE L BPEREGRINO

INVOICE

C Buss Enterprises

152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
904-710-8161
<https://www.cbussenterprises.com>



St. Augustine Lakes CDD

Bill to

St. Augustine Lakes CDD
924 Arcadian Lakes Blvd
Saint Augustine, FL 32084

Ship to

St. Augustine Lakes CDD
924 Arcadian Lakes Blvd
Saint Augustine, FL 32084

Invoice details

Invoice no.: 1935

Terms: Due on receipt

Invoice date: 06/19/2024

Due date: 07/19/2024

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	JUNE POOL SERVICE PRORATED START DATE: 06/18/2024	0.4166667	\$1,300.00	\$541.67
Total					\$541.67

INVOICE

C Buss Enterprises

152 Lipizzan Trail

Saint Augustine, FL 32095

clayton@cbussenterprises.com

904-710-8161

<https://www.cbussenterprises.com>



St. Augustine Lakes CDD

Bill to

St. Augustine Lakes CDD

924 Arcadian Lakes Blvd

Saint Augustine, FL 32084

Ship to

St. Augustine Lakes CDD

924 Arcadian Lakes Blvd

Saint Augustine, FL 32084

Invoice details

Invoice no.: 2009

Terms: Due on receipt

Invoice date: 06/25/2024

Due date: 07/25/2024

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	JULY POOL SERVICE	1	\$1,300.00	\$1,300.00
Total					\$1,300.00



Invoice

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

Invoice # 420329
Date 06/26/2024

Terms
Due Date
Memo

Bill To

c/o Vesta Property Services
St. Augustine Lakes HOA
200 BUSINESS PARK CIR
101
SAINT AUGUSTINE FL 32095

Description	Quantity	Rate	Amount
Lock box installation	1	1.00	219.75

Total 219.75



AMENITY
MAINTENANCE
GROUP

CUSTOMER INVOICE NO. 139

St. Augustine Lakes
200 Business Park Circle Suite 101
St. Augustine, FL. 32095

Order No: 62624
Valid For: 30 Days 06/26/2024

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor for successful completion of this project. This proposal will include the instillation of one lock box, one message board and the building of one shelf unit.

All Labor has a 90-day guarantee.

All pricing is final, and any additional labor or materials will be billed separately.

Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, FL. 32202

Thank you for your business!

Total inc Tax	\$219.75
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Invoice

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

Invoice # 420419
Date 07/01/2024
Terms Due on receipt
Due Date 07/01/2024
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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 35**Invoice Date:** 7/1/24**Due Date:** 7/1/24**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 - July 2024		208.33	208.33
Information Technology - July 2024		159.00	159.00
Management Fees - July 2024		4,173.75	4,173.75
Website Administration - July 2024		106.00	106.00
Office Supplies		0.30	0.30
Postage		29.25	29.25
Copies		11.40	11.40
Telephone		6.70	6.70
Total			\$4,694.73
Payments/Credits			\$0.00
Balance Due			\$4,694.73



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 714406	5/31/2024
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: June 30, 2024

Invoice Amount: \$4,750.00

Description	Current Amount
Monthly Landscape Maintenance	
Addendum 1 - Back Bill - May \$4750	\$4,750.00

Invoice Total **\$4,750.00**

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 731758	7/1/2024
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 31, 2024

Invoice Amount: \$13,337.50

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

Invoice Total **\$13,337.50**

IN / O F F I C I A L / A N D / C A P T I O N E

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

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
7/9/2024	984

Bill To
St. Augustine Lakes 25 Old Bull Bay Ct. St. Augustine, FL 32084

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Contracted fee for janitorial services at St. Augustine Lakes for the month of July 2024.	400.00	400.00
	Labor to make a visit on 6/30/24 to do a hard clean of bathrooms and pavilion before the opening of facility.	75.00	75.00
Please remit to the above address. We appreciate your business.		Total	\$475.00

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
7/9/2024	985

Bill To
St. Augustine Lakes 25 Old Bull Bay Ct. St. Augustine, FL 32084

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Labor and cost to remove two toilet paper dispensers, purchase and install two twin jumbo roll toilet paper dispensers per Tiffany. Also, purchase a new lock box.	470.00	470.00
Please remit to the above address. We appreciate your business.		Total	\$470.00

***** INVOICE *****



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

Date: July 1, 2024

Invoice Number 2024-6695

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 1 CDD Board Meetings

\$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	2	\$420.00
TOTAL		2	\$420.00

1. Review Agenda & Meeting notes
2. Attend CDD meeting

Total Amount Due \$420.00

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.

Elite Amenities NE FL, LLC

4116 Running Bear Lane
Saint Johns, FL 32259 US
904-710-0172
eric@eliteamenities.com

INVOICE

BILL TO
St. Augustine Lakes Community
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE 1745
DATE 07/01/2024
TERMS Net 30
DUE DATE 08/01/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Pool Monitoring Services July 1, 2024 through September 30, 2025 (Payment 2)	1	6,213.25	6,213.25

Thank you for your business.
2024 Payments
July 10th \$6213.25 (Payment 1)
Aug 1st \$6213.25 (Payment 2)
Sept 1st \$6213.25 (Payment 3)
Total Due 2024 \$18,639.75 per contract
2025 payments will begin March 1st through Sept 1st \$5125.77 each.

BALANCE DUE **\$6,213.25**

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 8, 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. 3421519
25223-1

Re: General Counsel

For Professional Legal Services Rendered


04/02/24	W. Haber	0.20	60.00	Prepare for Board meeting
04/03/24	W. Haber	0.50	150.00	Prepare for and participate in Board meeting
04/04/24	W. Haber	0.40	120.00	Prepare amendment to landscape maintenance agreement
04/25/24	W. Haber	0.20	60.00	Confer with Sweeting regarding amendment to Yellowstone agreement
04/28/24	S. Sandy	0.10	38.50	Prepare FY 2024-2025 budget documents

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$428.50

TOTAL CURRENT AMOUNT DUE \$428.50

MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
Water 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	7/9/2024	\$1,238.00

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

00000007309084001000000019690000000012380007

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 7/9/2024

Invoice 1917160

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/9/2024	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
1A pond 1 treated for shoreline weeds					
1A pond 2 treated for shoreline weeds					
1A pond 3 treated for minimal algae					
1A pond 4 treated for minimal algae					
1A pond 5 treated for algae and shoreline weeds					
1B pond 7 treated for algae					
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

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

PAY TO:
Vesta Property Services
200 Business Park Circle, Suite 101
St. Augustine, FL 32095

DATE	PURCHASED FROM	AMOUNT	DUE
6/19/2024	Amazon - Lock box	20.82	19.98
6/10/2024	Amazon - Pool Area Supplies	267.29	250.98

270.96 TOTAL DUE

Final Details for Order #112-4635572-4615411
Print this page for your records.

Order Placed: June 19, 2024
Amazon.com order number: 112-4635572-4615411
Order Total: \$20.82

Shipped on June 23, 2024

Items Ordered	Price
1 of: AT1N1EN Key Lock Box Wall Mounted, 4 Digit Combination Lockbox for Outside House Keys,Key Safe Security Storage Lock Box 5 Keys Large Capacity with Resettable Code Indoor Outdoor Garage Weatherproof	\$12.99
Sold by: AT1N1EN (seller profile)	
Supplied by: AT1N1EN (seller profile)	

Condition: New

Shipping Address:
Maria Czmyr
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE, FL 32095-8824
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method:
Visa ending in 1617

Billing address
Maria Czmyr
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE, FL 32095-8824
United States

Credit Card transactions

Item(s) Subtotal:	\$12.99
Shipping & Handling:	\$6.99

Total before tax:	\$19.98
Estimated tax to be collected:	\$0.84

Grand Total:	\$20.82
Visa ending in 1617: June 23, 2024:	\$20.82

To view the status of your order, return to Order Summary.

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Back to top

English

United States

Help

Final Details for Order #112-9016623-2745018

Print this page for your records.

Order Placed: June 10, 2024

Amazon.com order number: 112-9016623-2745018

Order Total: \$267.29

Shipped on June 10, 2024

Items Ordered

1 of: QUALIAZERO 50L/13Gal Heavy Duty Hands-Free Stainless Steel Commercial/Kitchen Step Trash Can, Fingerprint-Resistant Soft Close Lid Trashcan, 50L / 13 GAL

Price

\$56.00

Sold by: Amazon.com Services, Inc.

Supplied by: Other

Condition: New

Shipping Address:

Maria Czmyr
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE, FL 32095-8824
United States

Shipping Speed:

FREE Shipping

Shipped on June 10, 2024

Items Ordered

1 of: QUALIAZERO 50L/13Gal Heavy Duty Hands-Free Stainless Steel Commercial/Kitchen Step Trash Can, Fingerprint-Resistant Soft Close Lid Trashcan, 50L / 13 GAL

Price

\$56.00

Sold by: Amazon.com Services, Inc.

Supplied by: Other

Condition: New

Shipping Address:

Maria Czmyr
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE, FL 32095-8824
United States

Shipping Speed:

FREE Shipping

Shipped on June 15, 2024

Items Ordered

1 of: Amazon Basics 4-Shelf Adjustable, Heavy Duty Wide Storage Shelving Unit (350 lbs loading capacity per shelf), Steel Organizer Wire Rack, 36" L x 14" W x 54" H, Chrome Silver

Price

\$55.99

Sold by: Amazon.com Services, Inc.

Supplied by: Other

Condition: New

Shipping Address:

Maria Czmyr
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE, FL 32095-8824
United States

Shipping Speed:

FREE Shipping

Shipped on June 15, 2024

Items Ordered

1 of: Geetery Locking Fabric Bulletin Board Tamperproof Lockable Noticeboard Outdoor Enclosed Fabric Bulletin Board Weatherproof Display Cases with Aluminum Frame Poster Memo Board(Gray, 36 x 24 Inch)

Price

\$82.99

Sold by: Lecvanne (seller profile)

Supplied by: Lecvanne (seller profile)

Condition: New

Shipping Address:

Maria Czmyr
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE, FL 32095-8824
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:
Visa ending in 1617

Billing address
Maria Czmyr
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE, FL 32095-8824
United States

Credit Card transactions

Item(s) Subtotal:	\$250.98
Shipping & Handling:	\$56.36
Free Shipping:	-----
Total before tax:	\$250.98
Estimated tax to be collected:	\$16.31

Grand Total:	\$267.29
Visa ending in 1617: June 15, 2024:	\$267.29

To view the status of your order, return to Order Summary.

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English

United States

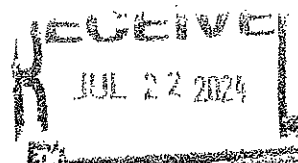
Help



ACCOUNT NAME		ACCOUNT #	PAGE #
St. Augustine Lakes		762564	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006524081	Jun 1- Jun 30, 2024	July 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$63.92	

BILLING ACCOUNT NAME AND ADDRESS	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.
St. Augustine Lakes 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	
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			
6/1/24	Balance Forward	\$68.64			
6/12/24	PAYMENT - THANK YOU	-\$68.64			
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/3/24	10226722	SAG St Augustine Record	Notice of Meeting		\$63.92



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	\$63.92
Service Fee 3.99%	\$2.55
*Cash/Check/ACH Discount	-\$2.55
*Payment Amount by Cash/Check/ACH	\$63.92
Payment Amount by Credit Card	\$66.47

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0006524081		\$63.92
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$63.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$63.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$66.47
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000762564000000000000065240810000639267172

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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:

06/03/2024

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 06/03/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$63.92
Tax Amount: \$0.00
Payment Cost: \$63.92
Order No: 10226722
Customer No: 762564
PO #:

of Copies:
0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Meeting
St. Augustine Lakes
Community Development District
The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District will be held on Tuesday, June 11, 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

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

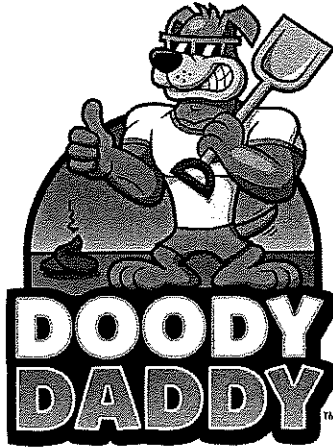
Invoice

Date	Invoice #
8/1/2024	998

Bill To
St. Augustine Lakes 25 Old Bull Bay Ct. St. Augustine, FL 32084

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Contracted fee for janitorial services at St. Augustine Lakes for the month of August 2024.	400.00	400.00
Please remit to the above address. We appreciate your business.		Total	\$400.00



August 1, 2024

Invoice No. 2408-SAL

Prepared for St Augustine Lakes
25 Old Bull Bay Ct St Augustine, FL 32084

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - August	4 stations	2 x Week	\$482
• Pet Waste Station Maintenance			

TOTAL	\$482
-------	-------

PAID :	
--------	--



Invoice

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

Invoice # 421106
Date 08/01/2024
Terms Due on receipt
Due Date 08/01/2024
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

Advanced Direct Marketing Services

3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
8/06/2024	144593

BILL TO

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

	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
St Augustine Lakes CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	212	0.35377	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back in color	212	0.35	74.20
Fold customer materials	212	0.06443	13.66
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	212	0.09021	19.12
#10 Window Envelopes printed one color black ink	232	0.25713	59.65
Postage	212	0.73	154.76
Subtotal			\$433.89
Sales Tax (7.5%)			\$0.00
Total			\$433.89

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
8/6/2024	999

Bill To
St. Augustine Lakes 25 Old Bull Bay Ct. St. Augustine, FL 32084

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Labor to purchase, deliver and set in place two 39 gallon trash cans for the pool at St. Augustine Lakes prior to facility opening per Tiffany.	174.00	174.00
Please remit to the above address. We appreciate your business.		Total	\$174.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 36**Invoice Date:** 8/1/24**Due Date:** 8/1/24**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 - August 2024		208.33	208.33
Information Technology - August 2024		159.00	159.00
Management Fees - August 2024		4,173.75	4,173.75
Website Administration - August 2024		106.00	106.00
Office Supplies		0.30	0.30
Postage		29.75	29.75
Copies		4.65	4.65
Telephone		11.39	11.39
Total			\$4,693.17
Payments/Credits			\$0.00
Balance Due			\$4,693.17

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	8/10/2024	\$1,238.00

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

00000007309084001000000020474800000012380001

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 8/9/2024

Invoice 1925765

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/9/2024	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
1A pond 1 treated for minimal algae and shoreline weeds 1A pond 2 treated for shoreline weeds 1A pond 3 treated for shoreline weeds 1A pond 4 treated for shoreline weeds 1A pond 5 treated for algae and shoreline weeds. Removed debris that was blocking outfall. 1B pond 7 treated for algae and shoreline weeds 1B pond 8 treated for algae 1B pond 9 treated for algae and shoreline weeds 2B pond 10 treated for minimal algae and shoreline weeds 2B pond 11 treated for algae and shoreline weeds					
Please allow 1-2 weeks for results					
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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 12, 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. 3436936
25223-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/24	J. Brown	0.60	228.00	Prepare for, attend, and follow-up from Board meeting
05/02/24	K. Jusevitch	0.60	87.00	Prepare pool and landscaping agreements; confer with Haber regarding same
05/03/24	W. Haber	0.40	120.00	Review and revise agreements for pool and landscape maintenance
05/03/24	K. Jusevitch	0.30	43.50	Prepare budget resolution and correspond with district manager regarding same

TOTAL HOURS 1.90

TOTAL FOR SERVICES RENDERED \$478.50

TOTAL CURRENT AMOUNT DUE \$478.50



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 751886	8/15/2024
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: September 14, 2024

Invoice Amount: \$13,337.50

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

Invoice Total **\$13,337.50**

PAID BY DEPOSIT SLIP - 8/15/2024 - \$13,337.50

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

INVOICE

C Buss Enterprises
152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
904-710-8161
<https://www.cbussenterprises.com>



Bill to

St. Augustine Lakes CDD
924 Arcadian Lakes Blvd
Saint Augustine, FL 32084

Ship to

St. Augustine Lakes CDD
924 Arcadian Lakes Blvd
Saint Augustine, FL 32084

Invoice details

Invoice no.: 2143
Terms: Due on receipt
Invoice date: 07/25/2024
Due date: 08/24/2024

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	AUGUST POOL SERVICE	1	\$1,300.00	\$1,300.00
2.	NATURAL CHEMISTRY CLARIFIER	PER QT	0.5	\$34.83	\$17.42

Total **\$1,317.42**

Overdue 08/24/2024