

St. Augustine Lakes
Community Development District

JANUARY 8, 2025

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

January 1, 2025

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, January 8, 2025 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. Consideration of Minutes of the December 4, 2024 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. Engineer - Update Regarding Speed Limit Signs
 - C. Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of November 30, 2024
- VIII. Check Register
- IX. Next Scheduled Meeting – February 5, 2025 at 11:00 a.m.
- X. 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, December 4, 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
William Fitzgerald	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Sarah Sweeting	GMS
Matt Biagetti	GMS
Maria Czmyr	Vesta Property Services

The following is a summary of the actions taken at the December 4, 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. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver noted there are no audience members present today.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisor

Mr. Oliver stated they had recently had a landowners' meeting at which Mr. Will Fitzgerald, Ms. Tiffany Csalovszki, and Mr. Mike Della Penta were elected as Supervisors. Mr. Oliver swore each of them in.

B. Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners Election

Mr. Oliver stated that this resolution was canvassing and certifying the results of the landowners' election and the results were included in the agenda. Mr. Oliver noted that Mr. Della Penta and Ms. Csalovszki had 83 votes and Mr. Fitzgerald received 81 votes. Ms. Csalovszki and Mr. Della Penta will serve four years, which will expire in 2028, and Mr. Fitzgerald will serve a term of two years, which will expire in 2026.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2025-03, Canvassing and Certifying the Results of the Landowners Election, was approved.

C. Election of Officers, Resolution 2025-01

Mr. Oliver noted that Ms. Zenzi Rogers is the Chairperson, and Mr. Chris Mayo is the Vice-Chairman.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Election of Officers, Resolution 2025-01, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the October 2, 2024, Meeting

Mr. Oliver presented the minutes of the October 2, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the October 2, 2024, Meeting were approved.

FIFTH ORDER OF BUSINESS**Consideration of Minutes of the November 5, 2024 Landowners Meeting**

Mr. Oliver presented the November 5, 2024, Landowners' meeting minutes and asked for any comments, corrections, or changes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Accepting the Minutes of the November 5, 2024, Landowners' Meeting, was approved.

SIXTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2023 Audit Report**

Mr. Oliver stated that a copy of the report was in their agenda. He noted that it was provided to the Department of Financial Services and posted to the District's website. Mr. Oliver added that this audit was incomplete until October 21, 2024, but it should have been completed by June 30, 2024. Mr. Oliver stated they had made Berger Toombs aware of their displeasure. He noted that he felt sure it wouldn't happen again and suggested they allow them to continue to be the District auditor. Mr. Oliver added that it was a clean audit and there were no findings on internal controls. Mr. Oliver stated that there wasn't a state of financial emergency for the District as stated in the management letter; the audit rights determined that St. Augustine Lakes CDD did not meet any of the conditions described in section 218503-104 status.

Mr. Oliver noted that on the last page of the audit, the independent accountants reported compliance with Section 2, 18415 of Florida statutes. The last page stated that St. Augustine Lakes CDD complied with the requirements during the year that ended September 30, 2023. Mr. Oliver added that they would get a letter from the Legislative Committee and respond to it.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Acceptance of Fiscal Year 2023 Audit Report was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Resolution 2025-02, Amending the Fiscal Year 2024 Budget**

Mr. Oliver stated this ratification is for the Fiscal Year 2024 budget amendment and noted that this was to align the budget. Mr. Oliver noted that if any line items were under budget, they would move money to other accounts or line items to balance it. Mr. Oliver pointed out two things during the Fiscal Year 2024: the Amenity Center, which came online as they entered the fourth

quarter. He added that a few expenditures, about \$37,000 worth of spending, were tied to the amenity center. He noted the biggest one was the pool monitors at \$20,000. He added that they also had some ground maintenance costs they had to cover for landscaping, \$26,000, which had impacted the District for FY24. He noted that they had already removed many trees in the new fiscal year. Mr. Oliver said that they were mandated to do St. Johns County. He stated they reacted quickly and coordinated the filing of the trees, but the costs for FY24 are \$39,000. He added they would have the same during FY25.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2025-02, Amending the Fiscal Year 2024 Budget, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber reminded everyone that they needed to complete the four hours of ethics training by the end of the month. He noted that the links could be recirculated. He added that there was no formal registration certificate; it was based on an honor system. Mr. Haber said he was happy to answer any questions.

B. Engineer

Mr. Schaefer had nothing specific to report besides visiting some residents who complained about the project, saying there were impacts on flooding. Mr. Schafer added that he was happy to say a number of them said there were no real additional impacts on what they had previously. A Board member asked Mr. Schafer about a comment from October about the speed limit. She asked Mr. Schafer if he had had a chance to see if they had installed what was required to install and if anything prohibited them from installing additional ones. Mr. Schafer answered what they typically do is send them over to Dick Sosa or Eric Clark and show the locations they are going to put them. Also, the ones to be installed were installed, and they were looking at adding additional ones. The Board member just asked if Mr. Schafer could look at them and give them a recommendation.

C. Manager

Mr. Oliver had nothing to report.

NINTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers updated the Board on the work to the broken sidewalks and cleanup of open space tracts.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver noted no members of the public were present.

ELEVENTH ORDER OF BUSINESS

Financial Statements as of October 31, 2024

Mr. Oliver presented the unaudited financial statements as of October 31, 2024. Mr. Oliver added that they had spent \$23,500 on tree removals.

TWELFTH 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.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 8, 2025 at 11:00 a.m.

Mr. Oliver noted the next meeting is on January 8, 2025.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

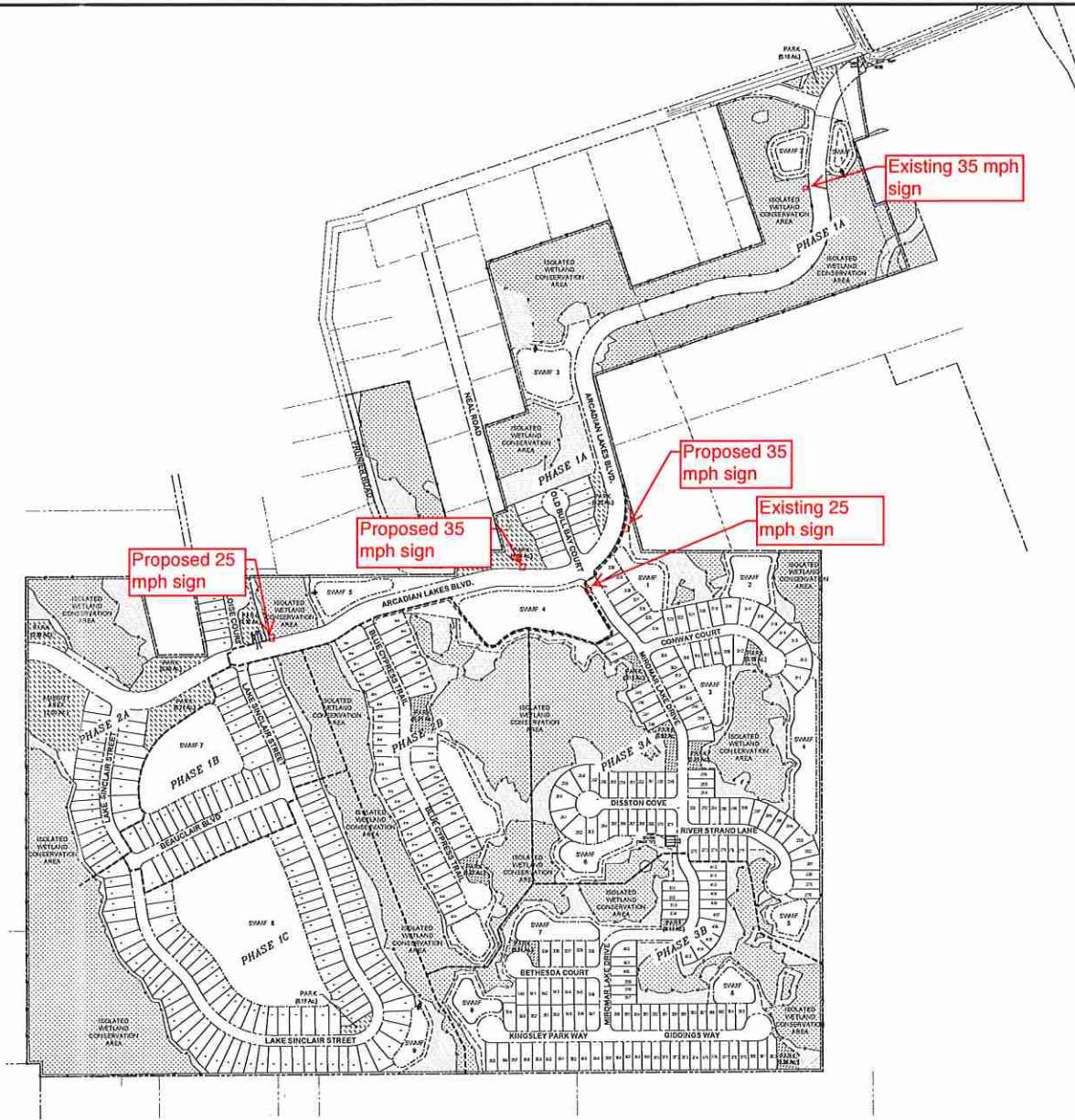
On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

B.



LEGEND

SITE BOUNDARY
 JURISDICTIONAL WETLAND LINE
 UPLAND BUFFER
 RECREATION/PARKS
 PHASE LINE

RECREATION/PARKS

PHASE 1A, 1B, 1C & 2A = 5.75 AC.
 PHASE 2B = 0.58 AC.
 PHASE 3A & 3B = 1.48 AC.



DOMINION ENGINEERING GROUP, INC.

PLANNERS AND ENGINEERS

4948 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216

TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505

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ST. AUGUSTINE LAKES - PHASE 3A & 3B

FOR
 LENNAR HOMES, LLC.

PHASING PLAN

REVISIONS

PLAT DATE:
 DESIGNED BY: DWP
 CHECKED BY: MAB/RWP
 SCALE: AS NOTED
 JOB NO.: 2006-039
 LATEST DATE FORUM
 SHEET NO.



C3
 OF XX

SEVENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
November 30, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2022</u>
5	<u>Capital Project Fund Series 2022</u>
6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 62,204	\$ -	\$ -	\$ -	\$ 62,204
Due from General Fund	-	18,411	22,750	-	41,161
Investments:					
State Board of Administration (SBA)	83,393	-	-	-	83,393
Series 2022					
Reserve	-	240,020	-	-	240,020
Interest	-	308	-	-	308
Revenue	-	208,724	-	-	208,724
Construction	-	-	-	23,836	23,836
Deposits	417	-	-	-	417
Total Assets	\$ 146,014	\$ 467,464	\$ 22,750	\$ 23,836	\$ 660,064
Liabilities:					
Accounts Payable	\$ 1,369	\$ -	\$ -	\$ -	\$ 1,369
Due to Debt Service	18,411	-	-	-	18,411
Due to Capital Reserve	22,750	-	-	-	22,750
Total Liabilities	\$ 42,530	\$ -	\$ -	\$ -	\$ 42,530
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	417	-	-	-	417
Restricted for:					
Debt Service	-	467,464	-	-	467,464
Capital Project	-	-	-	23,836	23,836
Assigned for:					
Capital Reserve Fund	-	-	22,750	-	22,750
Unassigned	103,067	-	-	-	103,067
Total Fund Balances	\$ 103,484	\$ 467,464	\$ 22,750	\$ 23,836	\$ 617,534
Total Liabilities & Fund Balance	\$ 146,014	\$ 467,464	\$ 22,750	\$ 23,836	\$ 660,064

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 393,627	\$ 16,633	\$ 16,633	\$ -
Special Assessments -Direct	93,827	-	-	-
Interest Income	3,000	500	686	186
	.			
Total Revenues	\$ 490,454	\$ 17,133	\$ 17,320	\$ 186

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
PR-FICA	918	153	61	92
Engineering	9,000	1,500	1,780	(280)
Attorney	15,000	2,500	-	2,500
Annual Audit	3,425	-	-	-
Assessment Administration	2,650	2,650	2,650	-
Arbitrage Rebate	450	-	-	-
Dissemination Agent	2,650	442	442	-
Software Licensing	1,500	-	-	-
Trustee Fees	5,250	1,000	1,000	-
Management Fees	53,090	8,848	8,848	0
Information Technology	2,022	337	337	0
Website Maintenance	1,348	225	225	0
Telephone	200	33	21	12
Postage & Delivery	750	125	182	(57)
Insurance General Liability	5,720	5,720	7,064	(1,344)
Printing & Binding	500	83	14	69
Legal Advertising	2,500	417	260	156
Other Current Charges	1,200	200	100	100
Office Supplies	450	75	1	74
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 120,799	\$ 26,483	\$ 23,960	\$ 2,523

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 18,000	\$ 3,000	\$ -	\$ 3,000
Water/Sewer/Irrigation	-	-	599	(599)
Security	22,000	3,667	2,686	981
Security Services Patrol	6,000	1,000	3,132	
Facility Management	-	-	-	-
Pool Maintenance	15,600	2,600	2,600	-
Pool Chemicals	6,000	1,000	-	1,000
Pool Permits	350	58	-	58
Pool Monitors	36,000	-	-	-
Janitorial	4,100	683	600	83
Repairs & Maintenance	5,000	833	894	(61)
Special Events	10,000	1,667	-	1,667
Insurance - Property	13,365	2,228	11,881	(9,654)
Office Supplies	-	-	-	-
Subtotal Amenity Center	\$ 136,415	\$ 16,736	\$ 22,391	\$ (3,524)
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 3,800	\$ 3,800	\$ -
Landscape Maintenance	160,050	26,675	26,675	-
Landscape Contingency	10,000	1,667	-	1,667
Tree Removals	-	-	23,500	(23,500)
Lake Maintenance	14,856	2,476	2,476	-
Wetland Mitigation	13,000	2,167	-	2,167
Grounds Maintenance	10,000	1,667	-	1,667
Pet Waste Disposal	5,784	964	964	-
Reclaim Water	-	-	-	-
Electric	10,000	1,667	1,203	464
Miscellaneous	6,000	1,000	-	1,000
Holiday Decorations	15,000	-	-	-
Subtotal Grounds Maintenance	\$ 267,490	\$ 42,082	\$ 58,618	\$ (16,536)
Total Operations & Maintenance	\$ 403,905	\$ 85,301	\$ 81,010	\$ (20,060)
Total Expenditures	\$ 524,704	\$ 111,784	\$ 104,970	\$ (17,537)
Excess (Deficiency) of Revenues over Expenditures	\$ (34,251)		\$ (87,650)	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer Out	\$ (22,750)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (22,750)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (57,000)		\$ (87,650)	
Fund Balance - Beginning	\$ 57,000		\$ 191,133	
Fund Balance - Ending	\$ -		\$ 103,484	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 388,125	\$ 16,350	\$ 16,350	\$ -
Special Assessments -Direct Bill	92,403	-	-	-
Interest Income	12,000	2,000	3,451	1,451
Total Revenues	\$ 492,528	\$ 18,350	\$ 19,801	\$ 1,451
Expenditures:				
Interest -12/15	\$ 187,847	\$ -	\$ -	\$ -
Interest - 6/15	187,847	-	-	-
Principal - 6/15	105,000	-	-	-
Total Expenditures	\$ 480,694	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,834	\$ 18,350	\$ 19,801	\$ 1,451
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,855)	\$ (1,855)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,855)	\$ (1,855)
Net Change in Fund Balance	\$ 11,834	\$ 18,350	\$ 17,947	\$ (403)
Fund Balance - Beginning	\$ 211,182		\$ 449,517	
Fund Balance - Ending	\$ 223,017		\$ 467,464	

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

	Actual
	Thru 11/30/24
Revenues	
Interest Income	\$ 162
Total Revenues	\$ 162
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 162
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 1,855
Total Other Financing Sources (Uses)	\$ 1,855
Net Change in Fund Balance	\$ 2,017
Fund Balance - Beginning	\$ 21,819
Fund Balance - Ending	\$ 23,836

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 22,750	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 22,750	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 22,750		\$ -	
Fund Balance - Beginning	\$ 22,750		\$ 22,750	
Fund Balance - Ending	\$ 45,500		\$ 22,750	

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	\$ -	\$ 16,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,633
Special Assessments -Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	354	332	-	-	-	-	-	-	-	-	-	-	686
Total Revenues	\$ 354	\$ 16,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,320
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering	730	1,050	-	-	-	-	-	-	-	-	-	-	1,780
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	221	221	-	-	-	-	-	-	-	-	-	-	442
Software Licensing	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Management Fees	4,424	4,424	-	-	-	-	-	-	-	-	-	-	8,848
Information Technology	169	169	-	-	-	-	-	-	-	-	-	-	337
Website Maintenance	112	112	-	-	-	-	-	-	-	-	-	-	225
Telephone	21	-	-	-	-	-	-	-	-	-	-	-	21
Postage & Delivery	33	149	-	-	-	-	-	-	-	-	-	-	182
Insurance General Liability	7,064	-	-	-	-	-	-	-	-	-	-	-	7,064
Printing & Binding	12	2	-	-	-	-	-	-	-	-	-	-	14
Legal Advertising	260	-	-	-	-	-	-	-	-	-	-	-	260
Other Current Charges	100	-	-	-	-	-	-	-	-	-	-	-	100
Office Supplies	0	0	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 17,833	\$ 6,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,960

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													
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water/Sewer/Irrigation	299	300	-	-	-	-	-	-	-	-	-	-	599
Security	-	2,686	-	-	-	-	-	-	-	-	-	-	2,686
Security Services Patrol	-	3,132	-	-	-	-	-	-	-	-	-	-	3,132
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	2,600	-	-	-	-	-	-	-	-	-	-	-	2,600
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	300	300	-	-	-	-	-	-	-	-	-	-	600
Repairs & Maintenance	744	150	-	-	-	-	-	-	-	-	-	-	894
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	11,881	-	-	-	-	-	-	-	-	-	-	-	11,881
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 15,824	\$ 6,568	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,391
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,800
Landscape Maintenance	13,338	13,338	-	-	-	-	-	-	-	-	-	-	26,675
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Removals	23,500	-	-	-	-	-	-	-	-	-	-	-	23,500
Lake Maintenance	1,238	1,238	-	-	-	-	-	-	-	-	-	-	2,476
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	-	-	-	-	-	-	-	-	-	-	964
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	602	602	-	-	-	-	-	-	-	-	-	-	1,203
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 41,059	\$ 17,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58,618
Total Operations & Maintenance	\$ 56,883	\$ 24,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	81,010
Total Expenditures	\$ 74,716	\$ 30,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104,970
Excess (Deficiency) of Revenues over Expenditures	\$ (74,362)	\$ (13,288)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(87,650)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (74,362)	\$ (13,288)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(87,650)

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 2025 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
LENNAR	82	92,402.52	93,826.67	186,229.19
TOTAL DIRECT INVOICES (1)	82	92,402.52	93,826.67	186,229.19
ASSESSED REVENUE TAX ROLL	344	386,904.00	393,613.19	780,517.19
TOTAL NET ASSESSMENTS	426	479,306.52	487,439.86	966,746.38

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR	186,229.19	-	-	-
TOTAL DIRECT INVOICES (1) (2)	186,229.19	-	-	-
TOTAL ROLL DUE/RECEIVED	706,598.92	36,641.44	37,276.83	73,918.27
TOTAL NET ASSESSMENTS	892,828.11	36,641.44	37,276.83	73,918.27

(1) Assessments for bulk lands are due: 35% due 12/1/24, 2/1/25 and 30% due 5/1/25

[illegible]

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	0.00%	0.00%	0.00%
% COLLECTED TAX ROLL	9.47%	9.47%	9.47%
TOTAL PERCENT COLLECTED	7.64%	7.65%	7.65%

EIGHTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
11/5/24	201-204	\$	15,208.75
11/14/24	205-210		11,779.90
11/19/24	211-213	\$	4,534.56
11/25/24	214-215	\$	13,597.90
SUBTOTAL		\$	45,121.11

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
11/01/24	ROLLKALL TECHNOL	\$	720.72
11/04/24	ROLLKALL TECHNOL		1,270.50
11/15/24	SJCUD		300.46
11/25/24	FPL		601.57
11/26/24	ROLLKALL TECHNOL		1,140.58
SUBTOTAL		\$	4,033.83
TOTAL		\$	49,154.94

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/14/24	00010	11/01/24 422786	202411 320-57200-34000	NOV FIELD MANAGEMENT	*	1,900.00	
				VESTA PROPERTY SERVICES INC			1,900.00 000210
11/19/24	00013	11/04/24 369515	202409 310-51300-32200	AUDIT FYE 9/30/23	*	3,110.00	
				BERGER TOOMBS ELAM GAINES & FRANK			3,110.00 000211
11/19/24	00005	11/01/24 2024-687	202410 310-51300-31100	CDD BOARD MEETING - OCT24	*	730.00	
				DOMINION ENGINEERING GROUP INC			730.00 000212
11/19/24	00030	11/14/24 11142024	202411 330-53800-34500	ENVERA-POOL GATE ACCESS	*	694.56	
				ST. AUGUSTINE LAKES HOA, INC.			694.56 000213
11/25/24	00026	10/15/24 00067466	202410 310-51300-48000	NOTICE OF MEETING - 11/5	*	260.40	
				GANNETT MEDIA CORP			260.40 000214
11/25/24	00012	11/01/24 788466	202411 320-57200-46200	NOV LANDSCAPE MAINTENANCE	*	13,337.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000215
TOTAL FOR BANK A						45,121.11	
TOTAL FOR REGISTER						45,121.11	

SAUG ST AUGUSTINE L BPEREGRINO

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
11/1/2024	1071

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 November 2024. <div>RECEIVED By Tara Lee at 12:38 pm, Nov 01, 2024</div>	300.00	300.00
Please remit to the above address. We appreciate your business.		Total	\$300.00

INVOICE



Insurance & Risk Advisors

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

Customer	St. Augustine Lakes Community Development District
Acct #	1162
Date	08/23/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,500.00
Payment Amount	
Payment for:	Invoice#24664
WC100124870	

Thank You

Please detach and return with payment

Customer: St. Augustine Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
24664	10/01/2024	New business	Policy #WC100124870 10/01/2024-10/01/2025 FIA WC Workers Compensation - New business TRIA & Expense Constant - New business Due Date: 8/23/2024	1,337.72 162.28

OCT 07 2024

Total

\$ 1,500.00

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

08/23/2024

November 1, 2024

St. Augustine Lakes

INVOICE

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

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 71.25

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

Sincerely,

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

RECEIVED

By Tara Lee at 2:52 pm, Nov 01, 2024



YELLOWSTONE

LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
792454	10/31/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 30, 2024

Invoice Amount: \$13,337.50

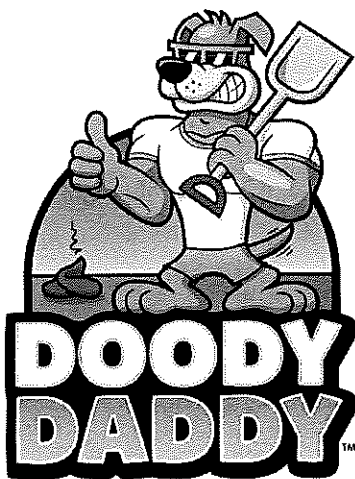
Description	Current Amount
Monthly Landscape Maintenance October 2024	\$13,337.50

Invoice Total \$13,337.50

RECEIVED

By Tara Lee at 11:34 am, Oct 31, 2024

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



November 1, 2024

Invoice No. 2411-SAL

INVOICE

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

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

AMOUNT DUE	TOTAL	\$482
PAYED	PAID :	

1001 Bradford Way
Kingston, TN 37763

Invoice #: 40
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

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

Balance Due	\$5,005.80
--------------------	-------------------

By Tara Lee at 4:04 pm, Nov 07, 2024

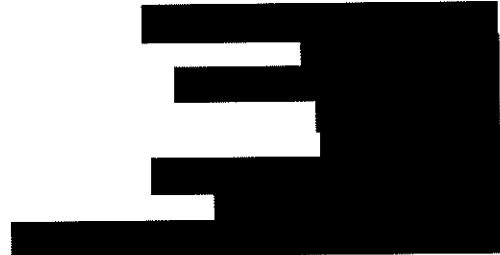
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 7, 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. 3480204
25223-1

Re: General Counsel

For Professional Legal Services Rendered

08/03/24	T. Mackie	0.10	34.00	Research application of s. 787.06, prepare anti-human trafficking affidavit and transmit same to district managers
08/08/24	W. Haber	0.50	150.00	Review correspondence regarding lift station; confer with Csalovszki regarding same
08/20/24	W. Haber	2.20	660.00	Prepare for and participate in Board meeting
08/29/24	K. Haber	0.70	178.50	Prepare first aid equipment rental agreement; correspond with Sweeting regarding same
TOTAL HOURS		3.50		

KUTAK ROCK LLP

St Augustine Lakes Community Development
November 7, 2024
Client Matter No. 25223-1
Invoice No. 3480204
Page 2

TOTAL FOR SERVICES RENDERED \$1,022.50

DISBURSEMENTS

Meals	9.71
Travel Expenses	130.82

TOTAL DISBURSEMENTS 140.53

TOTAL CURRENT AMOUNT DUE \$1,163.03

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

PAY TO:

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

DATE	PURCHASED FROM	AMOUNT	DUE
11/7/2024	Envera - Pool Gate Access	2120.49	1991.07
			1991.07 TOTAL DUE

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number 747363	Date 10/21/2024
Customer Number 400553	Due Date 12/01/2024

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		747363	12/01/2024
Quantity	Description		Rate	Amount
St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL				
2.87	Active Video Monitoring 09/05/2024 - 11/30/2024		250.00	716.67
2.87	Data Management 09/05/2024 - 11/30/2024		200.00	573.33
2.87	Service & Maintenance 09/05/2024 - 11/30/2024		244.56	701.07
	Sales Tax			129.42
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$2,120.49

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-7066
Email: ar@enverasystems.com
Service: (941) 952-3719

Agreement 3073 effective 9/5/24. Not yet billed

Date	Invoice #	Description	Amount	Balance Due
10/21/2024	747363	Monitoring Services	\$2,120.49	\$2,120.49

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Return Service Requested

Invoice	
Invoice Number 747363	Date 10/21/2024
Customer Number 400553	Due Date 12/01/2024

Net Due: \$2,120.49

Amount Enclosed: _____

ST. AUGUSTINE LAKES HOA, INC.
C/O VESTA PROPERTY SERVICES
200 BUSINESS PARK CIR STE 101
SAINT AUGUSTINE, FL 32095-8824

1052

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

MAKE CHECK PAYABLE TO:



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

ADDRESSEE

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

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

00000007309084001000000022812200000012380003

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
730908	11/8/2024	\$1,238.00

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

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 11/8/2024	Invoice 1947811 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/8/2024	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

Phase 1A
Treated ponds 1 and 2 for minimal algae
Treated pond 3 for shoreline weeds
Treated pond 4 for emergent vegetation and shoreline weeds
Treated pond 5 for algae

Phase1B
Treated pond 7 for emergent vegetation and shoreline weeds

Phase 1C
Treated pond 8 for emergent vegetation and shoreline weeds
Treated pond 9 for shoreline weeds

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

RECEIVED
By Tara Lee at 9:46 am, Nov 12, 2024

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



Invoice

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

Invoice # 422786
Date 11/01/2024
Terms Due on receipt
Due Date 11/01/2024
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

RECEIVED

By Tara Lee at 4:38 pm, Nov 06, 2024



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

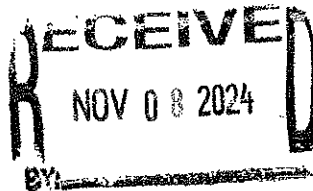
772/461-6120
FAX: 772/468-9278

*ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*

Invoice No. 369515
Date 11/04/2024
Client No. 21961

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 3,110.00



You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

***** INVOICE *****



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

Date: November 1, 2024

Invoice Number 2024-6878

Net 15 days

Zenzi Rogers
Director of Forward Planning
Lennar Homes
7411 Fullerton St. Suite 220
Jacksonville, Florida 32256

Reference: 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	\$.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	2	\$310.00
Principal	\$210	2	\$420.00
TOTAL		4	\$730.00

1. Review Agenda & Meeting notes
2. Attend CDD meeting 10/17/24

Total Amount Due \$ 730.00

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.

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

PAY TO:
St. Augustine Lakes Homeowners Association
200 Business Park Circle, Suite 101
St. Augustine, FL 32095

DATE	PURCHASED FROM	AMOUNT	DUE
11/14/2024	Envera - Pool Gate Access	739.7	694.56

RECEIVED
By Tara Lee at 11:50 am, Nov 14, 2024

694.56 TOTAL DUE

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

Invoice	
Invoice Number 748110	Date 11/01/2024
Customer Number 400553	Due Date 12/01/2024

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		748110	12/01/2024
Quantity	Description		Rate	Amount
St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL				
1.00	Data Management 12/01/2024 - 12/31/2024		200.00	200.00
1.00	Active Video Monitoring 12/01/2024 - 12/31/2024		250.00	250.00
1.00	Service & Maintenance 12/01/2024 - 12/31/2024		244.56	244.56
	Sales Tax			45.14
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$739.70

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-7066
 Email: ar@enverasystems.com
 Service: (941) 952-3719

Date	Invoice #	Description	Amount	Balance Due
11/01/2024	748110	Monitoring Services	\$739.70	\$739.70

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

Return Service Requested

Invoice	
Invoice Number 748110	Date 11/01/2024
Customer Number 400553	Due Date 12/01/2024

Net Due: \$739.70

Amount Enclosed: _____

ST. AUGUSTINE LAKES HOA, INC.
 C/O VESTA PROPERTY SERVICES
 200 BUSINESS PARK CIR STE 101
 SAINT AUGUSTINE, FL 32095-8824

461

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



Florida
GANNETT

St. Augustine Lakes		762564	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006746616	Oct 1- Oct 31, 2024	November 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$337.09	

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

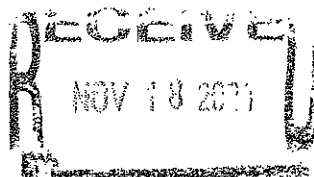
FEDERAL ID 47-2390983

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

Date	Description	Amount
10/1/24	Balance Forward	\$894.53
10/4/24	PAYMENT - THANK YOU	-\$99.92
10/4/24	PAYMENT - THANK YOU	-\$717.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/8/24-10/15/24	10642482	SAG St Augustine Record	11/5 meeting		\$260.40



RECEIVED

By Tara Lee at 3:07 pm, Nov 21, 2024

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	\$337.09
Service Fee 3.99%	\$13.45
*Cash/Check/ACH Discount	-\$13.45
*Payment Amount by Cash/Check/ACH	\$337.09
Payment Amount by Credit Card	\$350.54

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0006746616		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$260.40	\$76.69	\$0.00	\$0.00	\$0.00	\$0.00	\$337.09
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		\$350.54
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000762564000000000000067466160003370967177

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
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:

10/08/2024, 10/15/2024

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 10/15/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$260.40
Tax Amount: \$0.00
Payment Cost: \$260.40
Order No: 10642482
Customer No: 762564
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the St. Augustine Lakes Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 226.92 acres, located south of SR 16, north of CR 214, west of Holmes Blvd., and east of I-95 within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District's Board of Supervisors ("Board"), and individually, "Supervisor".

DATE: November 5, 2024
TIME: 11:00 a.m.
PLACE: Offices of GMS
475 West Town Place, Suite 114
St. Augustine, Florida 32092

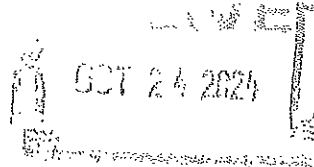
Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-3850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8778 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

James Oliver
District Manager
Run Dates: October 8, 2024 & October 15, 2024





YELLOWSTONE LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
788466	11/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2024

Invoice Amount: \$13,337.50

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

Invoice Total **\$13,337.50**

RECEIVED

By Tara Lee at 2:47 pm, Oct 28, 2024

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