

St. Augustine Lakes
Community Development District

MARCH 5, 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

February 26, 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, March 5, 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 February 5, 2025 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of January 31, 2025
- VIII. Check Register
- IX. Next Scheduled Meeting – April 2, 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, February 5, 2025, at 11:04 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 <i>by phone</i>	District Counsel
Sarah Sweeting	GMS
Maria Czmyr	Vesta Property Services

The following is a summary of the actions taken at the February 5, 2025, 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. Five Supervisors were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver noted there was a resident present. Mr. Oliver thanked the resident for being there and stated if anyone had any comments they would like to make to the Board that they could do that at this time. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 8, 2025, Meeting

Mr. Oliver presented the minutes of the January 8, 2025, Board of Supervisors meeting and asked for any comments, corrections, or changes. Ms. Rogers stated there were no corrections and made a motion to approve.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the January 8, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated he had nothing to report unless there were any questions or comments for him.

B. Engineer

Mr. Oliver stated that Mr. Schaefer was not present by phone.

C. Manager

Mr. Oliver stated that the District manager will start working on the Fiscal Year 2026 budget and during the next meeting in March staff will ask for Board guidance on the budget. He also noted that with all the trees that have been taken down in the preserved areas, he would anticipate there will be more of that in the future and they will make that line item to be a little more robust than the current year's budget. Mr. Oliver stated that \$23,000 had been spent on dropping trees in the direction of St. John.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers stated the only comments she had would be for Mr. Schaefer, who was not present during the meeting. Ms. Rogers noted that Mr. Shaefer was going to run the construction plans through the County for additional signage and she had not seen any emails on whether they are good to go regarding this. Mr. Oliver stated he will get in contact with Mr. Schaefer and report back to her.

SIXTH ORDER OF BUSINESS

Audience Comments

Resident asked if there was any update on the guest Wi-Fi at the pool. Ms. Rogers stated she did not have an update on the guest Wi-Fi at the pool. The resident asked about the timeline on the street maps on Conway Crescent. Ms. Rogers stated that the Land Development Department is looking to see if there were any on the engineering plans that were missed, and she was waiting to hear back from them and as they hear back an e-mail will be sent out. The resident noted that there have been mail issues and asked if there was anything they could do to help with that. Ms. Rogers stated that, unfortunately, it is a USPS issue that is not unique to Saint Augustine Lakes. She noted that she has emailed the post office once a week about the issue and she has been told that the locks that they must install to secure the mail are on back order and they have not provided an estimated time that the locks will arrive or be installed. Ms. Rogers stated that she encourages all the homeowners to start filing these complaints with the postmaster and hopefully that will speed up the process.

SEVENTH ORDER OF BUSINESS

Financial Statements as of December 31, 2024

Mr. Oliver presented the financial statements as of December 31, 2024. He noted that these are unaudited and will be audited at the end of the fiscal year on September 30, 2025. Mr. Oliver said that the only unusual variance that he sees in the income statement is the line item for tree removals that was unbudgeted for this year. He noted that it has already surpassed \$23,000 so that will be added for Fiscal Year 2026.

EIGHTH 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.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – March 5, 2025, at 11:00 a.m.

Mr. Oliver noted the next meeting is on March 5, 2025, at 11:00 a.m.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
January 31, 2025



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
January 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 129,925	\$ -	\$ -	\$ -	\$ 129,925
Due from General Fund	-	23,937	-	-	23,937
Investments:					
State Board of Administration (SBA)	358,644	-	22,778	-	381,423
Series 2022					
Reserve	-	241,716	-	-	241,716
Interest	-	129	-	-	129
Revenue	-	426,625	-	-	426,625
Prepayment	-	30	-	-	30
Construction	-	-	-	24,003	24,003
Deposits	1,040	-	-	-	1,040
Total Assets	\$ 489,609	\$ 692,437	\$ 22,778	\$ 24,003	\$ 1,228,828
Liabilities:					
Accounts Payable	\$ 1,716	\$ -	\$ -	\$ -	\$ 1,716
Due to Debt Service	23,937	-	-	-	23,937
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 25,653	\$ -	\$ -	\$ -	\$ 25,653
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	1,040	-	-	-	1,040
Restricted for:					
Debt Service	-	692,437	-	-	692,437
Capital Project	-	-	-	24,003	24,003
Assigned for:					
Capital Reserve Fund	-	-	22,778	-	22,778
Unassigned	462,916	-	-	-	462,916
Total Fund Balances	\$ 463,956	\$ 692,437	\$ 22,778	\$ 24,003	\$ 1,203,175
Total Liabilities & Fund Balance	\$ 489,609	\$ 692,437	\$ 22,778	\$ 24,003	\$ 1,228,828

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 393,627	\$ 367,275	\$ 367,275	\$ -
Special Assessments -Direct	93,827	70,370	70,370	-
Interest Income	3,000	1,000	1,687	687
Total Revenues	\$ 490,454	\$ 438,645	\$ 439,333	\$ 687
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
PR-FICA	918	306	214	92
Engineering	9,000	3,000	1,780	1,220
Attorney	15,000	5,000	688	4,312
Annual Audit	3,425	-	-	-
Assessment Administration	2,650	2,650	2,650	-
Arbitrage Rebate	450	-	-	-
Dissemination Agent	2,650	883	883	-
Software Licensing	1,500	1,500	1,500	-
Trustee Fees	5,250	1,000	1,000	-
Management Fees	53,090	17,697	17,697	0
Information Technology	2,022	674	674	0
Website Maintenance	1,348	449	449	0
Telephone	200	67	26	41
Postage & Delivery	750	250	412	(162)
Insurance General Liability	5,720	5,720	7,064	(1,344)
Printing & Binding	500	167	37	130
Legal Advertising	2,500	833	458	375
Other Current Charges	1,200	400	100	300
Office Supplies	450	150	2	148
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 120,799	\$ 44,921	\$ 38,608	\$ 6,313

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center				
Electric	\$ 18,000	\$ 6,000	\$ 2,482	\$ 3,518
Water/Sewer/Irrigation	-	-	1,203	(1,203)
Security	22,000	7,333	2,686	4,648
Security Services Patrol	6,000	2,000	5,510	
Facility Management	-	-	-	-
Pool Maintenance	15,600	5,200	5,200	-
Pool Chemicals	6,000	2,000	-	2,000
Pool Permits	350	-	-	-
Pool Monitors	36,000	-	-	-
Janitorial	4,100	1,367	900	467
Repairs & Maintenance	5,000	1,667	1,194	473
Special Events	10,000	3,333	-	3,333
Insurance - Property	13,365	13,365	12,018	1,347
Office Supplies	-	-	-	-
Subtotal Amenity Center	\$ 136,415	\$ 42,265	\$ 31,193	\$ 14,582
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 7,600	\$ 7,600	\$ -
Landscape Maintenance	160,050	53,350	53,350	-
Landscape Contingency	10,000	3,333	-	3,333
Tree Removals	-	-	23,500	(23,500)
Lake Maintenance	14,856	4,952	4,952	-
Wetland Mitigation	13,000	4,333	-	4,333
Grounds Maintenance	10,000	3,333	-	3,333
Pet Waste Disposal	5,784	1,928	1,928	-
Reclaim Water	-	-	-	-
Electric	10,000	3,333	2,551	783
Miscellaneous	6,000	2,000	-	2,000
Holiday Decorations	15,000	2,829	2,829	-
Subtotal Grounds Maintenance	\$ 267,490	\$ 86,992	\$ 96,710	\$ (9,717)
Total Operations & Maintenance	\$ 403,905	\$ 174,179	\$ 127,902	\$ 4,865
Total Expenditures	\$ 524,704	\$ 219,100	\$ 166,510	\$ 11,178
Excess (Deficiency) of Revenues over Expenditures	\$ (34,251)		\$ 272,822	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer Out	\$ (22,750)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (22,750)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (57,000)		\$ 272,822	
Fund Balance - Beginning	\$ 57,000		\$ 191,133	
Fund Balance - Ending	\$ -		\$ 463,956	

St. Augustine Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 388,125	\$ 361,015	\$ 361,015	\$ -
Special Assessments -Direct Bill	92,403	69,302	69,302	-
Interest Income	12,000	4,000	6,507	2,507
Total Revenues	\$ 492,528	\$ 434,317	\$ 436,824	\$ 2,507
Expenditures:				
Interest -12/15	\$ 187,847	\$ 187,847	\$ 187,847	\$ -
Special Call - 12/15	-	-	20,000	(20,000)
Interest - 6/15	187,847	-	-	-
Principal - 6/15	105,000	-	-	-
Total Expenditures	\$ 480,694	\$ 187,847	\$ 207,847	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,834	\$ 246,470	\$ 228,977	\$ (17,493)
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	\$ 246,470	\$ 227,122	\$ (19,348)
Fund Balance - Beginning	\$ 211,182		\$ 465,315	
Fund Balance - Ending	\$ 223,017		\$ 692,437	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Actual
	Thru 01/31/25
Revenues	
Interest Income	\$ 330
Total Revenues	\$ 330
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 330
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 1,855
Total Other Financing Sources (Uses)	\$ 1,855
Net Change in Fund Balance	\$ 2,185
Fund Balance - Beginning	\$ 21,819
Fund Balance - Ending	\$ 24,003

St. Augustine Lakes
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 28	\$ 28
Total Revenues	\$ -	\$ -	\$ 28	\$ 28
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 28	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 22,750	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 22,750	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 22,750		\$ 28	
Fund Balance - Beginning	\$ 22,750		\$ 22,750	
Fund Balance - Ending	\$ 45,500		\$ 22,778	

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	\$ 149,091	\$ 201,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,275
Special Assessments -Direct	-	-	46,913	23,457	-	-	-	-	-	-	-	-	70,370
Interest Income	354	332	333	668	-	-	-	-	-	-	-	-	1,687
Total Revenues	\$ 354	\$ 16,966	\$ 196,337	\$ 225,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439,333
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	61	-	61	92	-	-	-	-	-	-	-	-	214
Engineering	730	1,050	-	-	-	-	-	-	-	-	-	-	1,780
Attorney	418	270	-	-	-	-	-	-	-	-	-	-	688
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	221	221	221	221	-	-	-	-	-	-	-	-	883
Software Licensing	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Trustee Fees	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Management Fees	4,424	4,424	4,424	4,424	-	-	-	-	-	-	-	-	17,697
Information Technology	169	169	169	169	-	-	-	-	-	-	-	-	674
Website Maintenance	112	112	112	112	-	-	-	-	-	-	-	-	449
Telephone	21	-	3	1	-	-	-	-	-	-	-	-	26
Postage & Delivery	33	149	70	160	-	-	-	-	-	-	-	-	412
Insurance General Liability	7,064	-	-	-	-	-	-	-	-	-	-	-	7,064
Printing & Binding	12	2	18	4	-	-	-	-	-	-	-	-	37
Legal Advertising	260	66	66	66	-	-	-	-	-	-	-	-	458
Other Current Charges	100	-	-	-	-	-	-	-	-	-	-	-	100
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 19,751	\$ 6,463	\$ 5,945	\$ 6,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,608

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Amenity Center													
Electric	\$ -	\$ -	\$ 2,267	\$ 215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,482
Water/Sewer/Irrigation	299	300	311	293	-	-	-	-	-	-	-	-	1,203
Security	-	2,686	-	-	-	-	-	-	-	-	-	-	2,686
Security Services Patrol	-	3,132	1,151	1,227	-	-	-	-	-	-	-	-	5,510
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,300	1,300	1,300	1,300	-	-	-	-	-	-	-	-	5,200
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	300	300	300	-	-	-	-	-	-	-	-	-	900
Repairs & Maintenance	744	150	150	150	-	-	-	-	-	-	-	-	1,194
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	11,881	-	137	-	-	-	-	-	-	-	-	-	12,018
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 14,524	\$ 7,868	\$ 5,617	\$ 3,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,193
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600
Landscape Maintenance	13,338	13,338	13,338	13,338	-	-	-	-	-	-	-	-	53,350
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Removals	23,500	-	-	-	-	-	-	-	-	-	-	-	23,500
Lake Maintenance	1,238	1,238	1,238	1,238	-	-	-	-	-	-	-	-	4,952
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	482	482	-	-	-	-	-	-	-	-	1,928
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	602	602	615	732	-	-	-	-	-	-	-	-	2,551
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,829	-	-	-	-	-	-	-	-	-	2,829
Subtotal Grounds Maintenance	\$ 41,059	\$ 17,559	\$ 20,402	\$ 17,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,710
Total Operations & Maintenance	\$ 55,583	\$ 25,427	\$ 26,018	\$ 20,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,902
Total Expenditures	\$ 75,333	\$ 31,890	\$ 31,963	\$ 27,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,510
Excess (Deficiency) of Revenues over Expenditures	\$ (74,979)	\$ (14,924)	\$ 164,374	\$ 198,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,822
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (74,979)	\$ (14,924)	\$ 164,374	\$ 198,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,822

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	241,716
Bonds Outstanding -	\$7,070,000
Less: June 15, 2024	(\$100,000)
Less: December 15, 2024- Special Call	(\$20,000)
<hr/>	
Current Bonds Outstanding	\$6,950,000

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	93,114.59	69,301.89	70,370.01	93,114.60
TOTAL DIRECT INVOICES (1) (2)	93,114.59	69,301.89	70,370.01	93,114.60
TOTAL ROLL DUE/RECEIVED	10,913.49	381,494.16	388,109.54	769,603.70
TOTAL NET ASSESSMENTS	104,028.08	450,796.05	458,479.55	862,718.30

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

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/5/2024	-	-	-
2	11/15/2024	7,891.14	8,027.97	15,919.11
3	11/20/2024	8,458.81	8,605.50	17,064.31
4	12/6/2024	20,291.49	20,643.36	40,934.85
5	12/19/2024	126,258.18	128,447.58	254,705.76
6	01/9/2025	197,278.40	200,699.35	397,977.75
Interest	01/14/2025	836.78	851.30	1,688.08
7	02/20/2025	20,479.36	20,834.48	41,313.84
		-	-	-
		-	-	-
		-	-	-
TOTAL RECEIVED TAX ROLL		381,494.16	388,109.54	769,603.70

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	75.00%	75.00%	50.00%
% COLLECTED TAX ROLL	98.60%	98.60%	98.60%
TOTAL PERCENT COLLECTED	94.05%	94.06%	89.24%

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>
1/8/25	231-235	\$	9,679.84
1/13/25	236-237		370,219.84
1/22/25	238-240	\$	14,091.09
SUBTOTAL			\$ 393,990.77

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
01/03/25	IRS FICA PAYMENT	\$	183.60
01/21/25	SJCUD		292.67
01/29/25	FPL		955.79
01/29/25	ROLLKALL TECHNOL		1,227.19
SUBTOTAL			\$ 2,659.25
TOTAL			\$ 396,650.02

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/25	00021	12/25/24	2807	202501	330	53800	46400		JAN POOL SERVICES	*	1,300.00		
									C BUSS ENTERPRISES			1,300.00	000231
1/08/25	00031	12/31/24	93026430	202412	330	53800	46000		ZOLL 3 AED-AUTO AGREEMENT	*	150.00		
									CINTAS CORPORATION			150.00	000232
1/08/25	00004	1/01/25	42	202501	310	51300	34000		JAN MANAGEMENT FEES	*	4,424.17		
		1/01/25	42	202501	310	51300	35300		JAN WEBSITE ADMIN	*	112.33		
		1/01/25	42	202501	310	51300	35100		JAN INFORMATION TECH	*	168.50		
		1/01/25	42	202501	310	51300	31300		JAN DISSEMINATION SVCS	*	220.83		
		1/01/25	42	202501	310	51300	51000		OFFICE SUPPLIES	*	.45		
		1/01/25	42	202501	310	51300	42000		POSTAGE	*	160.09		
		1/01/25	42	202501	310	51300	42500		COPIES	*	4.20		
		1/01/25	42	202501	310	51300	41000		TELEPHONE	*	1.27		
									GOVERNMENTAL MANAGEMENT SERVICES			5,091.84	000233
1/08/25	00014	1/06/25	1962718	202501	320	57200	46400		JAN LAKE MAINTENANCE	*	1,238.00		
									THE LAKE DOCTORS INC			1,238.00	000234
1/08/25	00010	1/01/25	423888	202501	320	57200	34000		JAN FIELD MANAGEMENT	*	1,900.00		
									VESTA PROPERTY SERVICES INC			1,900.00	000235
1/13/25	00024	1/01/25	2501-SAL	202501	320	57200	46700		JAN PET WASTE SERVICES	*	482.00		
									DOODY DADDY LLC			482.00	000236
1/13/25	00019	1/08/25	01082025	202501	300	20700	10300		12/19 SJC TAX DIST INT 5	*	126,258.18		
		1/08/25	01082025	202501	300	20700	10300		LENNAR 12/1 ASSESSMENTS	*	46,201.26		
		1/08/25	01082025	202501	300	20700	10300		1/9 SJC TAX DIST INT 6	*	197,278.40		
									ST AUGUSTINE LAKES CDD C/O BANK			369,737.84	000237

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/25	00026	12/31/24	6884558	202412	310	51300	48000		NOTICE OF MEETING-1/8/25 GANNETT MEDIA CORP	*	65.92	65.92	000238
1/22/25	00006	1/14/25	3512119	202410	310	51300	31500		OCT GENERAL COUNSEL	*	417.67		
		1/14/25	3512119	202411	310	51300	31500		NOV GENERAL COUNSEL KUTAK ROCK LLP	*	270.00	687.67	000239
1/22/25	00012	1/01/25	824220	202501	320	57200	46200		JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	13,337.50	13,337.50	000240
TOTAL FOR BANK A											393,990.77		
TOTAL FOR REGISTER											393,990.77		

SAUG ST AUGUSTINE L BPEREGRINO

INVOICE

C Buss Enterprises
152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
+1 (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.: 2807
Terms: Due on receipt
Invoice date: 12/25/2024
Due date: 01/01/2025

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

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

RECEIVED

By Tara Lee at 8:13 am, Dec 26, 2024



CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To ST AUGUSTINE LAKES
924 ARCADIAN BLVD
SAINT AUGUSTINE, FL 32084

Invoice # 9302643057
Invoice Date 12/31/2024
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

Bill To ST. AUGUSTINE LAKES CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	1 EA	\$150.00	\$150.00	
			Invoice Sub-total	\$150.00	
			Tax	\$0.00	
			Invoice Total	\$150.00	

Remit To CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Note

RECEIVED
By Tara Lee at 12:01 pm, Jan 06, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 42

Invoice Date: 1/1/25

Due Date: 1/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees -January 2025		4,424.17	4,424.17
Website Administration - January 2025		112.33	112.33
Information Technology -January 2025		168.50	168.50
Dissemination Agent Services -January 2025		220.83	220.83
Office Supplies		0.45	0.45
Postage		160.09	160.09
Copies		4.20	4.20
Telephone		1.27	1.27

RECEIVED
By Tara Lee at 9:47 am, Jan 06, 2025

Total	\$5,091.84
Payments/Credits	\$0.00
Balance Due	\$5,091.84



Invoice

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

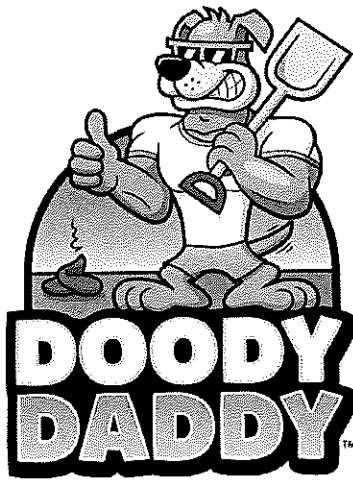
Invoice # 423888
Date 01/01/2025
Terms Due on receipt
Due Date 01/01/2025
Memo WGV - Field Managem...

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 11:31 am, Jan 03, 2025



January 1, 2025

Invoice No. 2501-SAL

INVOICE

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

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

RECEIVED

By Tara Lee at 11:42 am, Jan 08, 2025

TOTAL \$482

PAID :

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

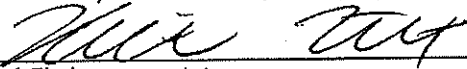
STATE OF WISCONSIN, COUNTY OF BROWN

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:

12/31/2024

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 12/31/2024



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$65.92
Tax Amount: \$0.00
Payment Cost: \$65.92
Order No: 10861373 # of Copies:
Customer No: 762564 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Meeting
St. Augustine Lakes
Community Development District
The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District will be held on Wednesday, January 8, 2025 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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 14, 2025

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. 3512119
25223-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/24	W. Haber	0.40	120.00	Prepare for and participate in Board meeting
10/14/24	K. Jusevitch	0.20	29.00	Review annual agency invoice
10/18/24	W. Haber	0.50	150.00	Review audit and confer with Peregrino regarding same; confer with Sweeting regarding AED agreement
10/23/24	W. Haber	0.20	60.00	Review and finalize auditor response letter
10/24/24	J. Gillis	0.40	58.00	Coordinate response to auditor letter
11/05/24	W. Haber	0.20	60.00	Participate in landowner election
11/18/24	W. Haber	0.70	210.00	Review ad valorem tax bill; confer with Oliver; confer with St. Johns County Tax Collector and Property Appraiser
TOTAL HOURS		2.60		

KUTAK ROCK LLP

St Augustine Lakes Community Development

January 14, 2025

Client Matter No. 25223-1

Invoice No. 3512119

Page 2

TOTAL FOR SERVICES RENDERED		\$687.00
DISBURSEMENTS		
Travel Expenses	0.67	
TOTAL DISBURSEMENTS		<u>0.67</u>
TOTAL CURRENT AMOUNT DUE		<u>\$687.67</u>

RECEIVED

By Tara Lee at 9:03 am, Jan 15, 2025



INVOICE

INVOICE #	INVOICE DATE
824220	1/1/2025
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: January 31, 2025

Invoice Amount: \$13,337.50

Description	Current Amount
Monthly Landscape Maintenance January 2025	\$13,337.50

RECEIVED
By Tara Lee at 10:26 am, Dec 23, 2024

Invoice Total \$13,337.50

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