

St. Augustine Lakes
Community Development District

APRIL 28, 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

April 21, 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 Monday, April 28, 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 March 5, 2025 Meeting
- IV. Discussion Regarding Fiscal Year 2026 Budget
- V. Discussion of Agreement with HOA Regarding Enforcement of Street Parking
- VI. Consideration of Towing on CDD Common Areas
- VII. Consideration of Resolution 2025-04, Setting a Public Hearing Date to Adopt Parking and Towing Policies
- VIII. Ratification of Requisition No. 16 (Series 2022)
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1. Reminder to File Form 1 and Complete Annual Ethics Training
 - 2. Ratification of Meeting Schedule for the Remainder of Fiscal Year 2025
 - 3. Report on the Number of Registered Voters (475)
- X. Supervisors Requests
- XI. Audience Comments

- XII. Financial Statements as of February 28, 2025
- XIII. Check Register
- XIV. Next Scheduled Meeting – June 2, 2025 at 11:00 a.m.
- XV. 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, March 5, 2025, 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 <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 March 5, 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 a.m. Five Supervisors were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

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

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the February 5
2025 Meeting**

Mr. Oliver presented the minutes of the February 5, 2025, 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 February 5, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted in reviewing street towing; the law authorizes towing but it would require signage every 25 feet in order to be able to have the CDD tow. Another option is to look at the HOA documents. If the HOA documents prohibit street parking there is an agreement that the CDD and HOA can enter into which would shift the responsibility for enforcement of street parking and the HOA could take whatever measures it has the ability to take such as fining to enforce its covenants.

On MOTION by Ms. Csalovszki, seconded by Ms. Rogers, with all in favor, Authorizing Zenzi Rogers to work with District Counsel to Prepare an Agreement between HOA and CDD Authorizing HOA to Enforce its Covenants on CDD Owned Roads, was approved.

B. Engineer

Mr. Oliver will provide additional information regarding county plans and whether the CDD has authorization to put up additional signage as soon as he hears back from the Engineer.

C. Manager

Mr. Oliver stated the budget process for FY26 will start soon.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Ms. Csalovszki noted there is a missing street sign for Distant Cove. She has a proposal for \$16,800 for spring mulch that needs to be signed.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Proposal for Spring Mulch for \$16,800, was approved.

SIXTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Statements as of January 31, 2025

Mr. Oliver presented the financial statements through January 31, 2025. The assessment receipt schedule shows the Districts on roll collections at 98.6%.

EIGHTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

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

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 2, 2025, at
11:00 a.m.**

Mr. Oliver noted the next meeting is on April 2, 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

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to set a public hearing to adopt the *Rules Relating to Parking and Parking Enforcement* (“Policy”) attached hereto as **Exhibit A**; and

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Policy and Suspension and Termination Rules.

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

Section 1. The Board intends to adopt the Policy, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on the Policy at a meeting of the Board to be held on _____, 2025 at _____.m. at _____.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 2025.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____ at a duly noticed public meeting, the Board of Supervisors of the St. Augustine Lakes Community Development District (the “District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” 24 hours per day for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein (“**Tow Away Zone**”).

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

- B. PARKING PASSES.** The Facility Manager, as such term is defined in the District's Amenity Facility Policies, shall have the right, in their sole discretion, to issue a Parking Pass, which passes shall be visibly displayed in the parked cars. Cars that have been issued and visibly display an Overnight Parking Pass shall be entitled to park in the Tow Away Zone.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: _____

EXHIBIT A
TOW AWAY ZONE

EIGHTH ORDER OF BUSINESS

FORMS OF REQUISITIONS

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 202 (2022 PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the St. Augustine Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of December 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 16
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: St. Augustine
Lakes CDD
475 West Town Place Ste 114
St. Augustine, FL 32092
- (D) Amount Payable: \$5,046.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice #417134 July 24, 2024 Project Construction
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022

Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and
4. each disbursement represents a Cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT

By: Maude M. Sh
Responsible Officer

Date: April 15, 2025

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2022 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2022 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2022 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

W. Schaefer
Dominion Eng. 4-11-25
Consulting Engineer



OK to pay
Weschaefer

Invoice

Invoice No.: 417134

Invoice Date: 7/24/2024

Payment Terms: Due Upon Receipt

Order No: W000372085

Ordered By:

Purchase Order:

Salesperson: NIKITA AMBERSLEY

ST. AUGUSTINE LAKES CDD
27180 BAY LANDING DRIVE #4
BONITA SPRINGS FL 34135

Location: SAINT AUGUSTINE LAKES
25 Old Bull Bay Ct
Saint Augustine FL 32084

Project Name: UPDATE MONUMENT LETTERING

No	Item	Description	Quantity	Unit Price	Net Price
1	M001959	ITEM-SIGN PACKAGES-M001959	1.000	3,329.00	3,329.00
SIGN PACKAGES CUSTOM EXTERIOR SIGN NON-ILLUMINATED CUSTOM 264IN X 17IN. SINGLE SIDED ALUMINUM LETTERS, 1/4" ALUM LETTERING, MOUNTED W/ 1/4" STUDS & 1/2 SPACERS.					
5	L002147	LABOR/INSTALL JACKSONVILLE LOCAL 30-45	1.000	1,695.00	1,695.00
LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 30-45, INSTALL ON EXISTING MONUMENT, REPLACING EXISTING LETTERING.					
6	M001716	ITEM-SPECIALTY ITEM-M001716	1.000	22.00	22.00
SPECIALTY ITEM POUNCE PATTERN					
7	M000002	ITEM-ADMIN-M000002	1.000	0.00	0.00
ADMIN FINAL AGREEMENT PROVISION. ONSIGHT NOT LIABLE FOR CRACKED TILE DUE TO INSTALLATION. WE WOULD NOT BE ABLE TO LINE UP STUD HOMES OF THE OLD LETTERING, SO WE WOULD HAVE TO DRILL ALL NEW INTO THE TILE.					
8	M000002	ITEM-ADMIN-M000002	1.000	0.00	0.00
ADMIN FINAL AGREEMENT PROVISION ONSIGHT NOT RESPONSIBLE FOR ANY DAMAGE DURING THE REMOVAL PROCESS, NOR DO THIS PRICING INCLUDE ANY REFURBISHING OR PAINTING OF THE WALL AFTER REMOVAL.					

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!



Invoice

Invoice No.: 417134

Order No: W000372085

Ordered By:

Purchase Order:

No	Item	Description	Quantity	Unit Price	Net Price
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Remit To:

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771
407-830-8861

Sales Amount 5,046.00

Sales-Tax 327.99

Prepaid Amount 0.00

Total 5,373.99

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!

NINTH ORDER OF BUSINESS

2.

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

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

April 28, 2025
June 2, 2025 (1st Monday)
June 23, 2025
July 28, 2025
August 25, 2025
September 22, 2025

3.



April 16, 2025

St. Augustine Lakes CDD
Attn: Sarah Sweeting, Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Sarah Sweeting:

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

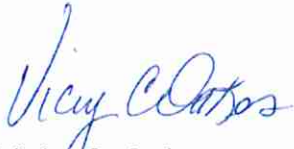
St. Augustine Lakes CDD

475 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

TWELFTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
February 28, 2025



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 85,897	\$ -	\$ -	\$ -	\$ 85,897
Due from General Fund	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	359,892	-	22,778	-	382,670
Series 2022					
Reserve	-	242,534	-	-	242,534
Interest	-	129	-	-	129
Revenue	-	471,880	-	-	471,880
Prepayment	-	30	-	-	30
Sinking	-	177	-	-	177
Construction	-	-	-	24,085	24,085
Deposits	1,040	-	-	-	1,040
Total Assets	\$ 447,867	\$ 714,749	\$ 22,778	\$ 24,085	\$ 1,209,479
Liabilities:					
Accounts Payable	\$ 10,562	\$ -	\$ -	\$ -	\$ 10,562
Due to Debt Service	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 10,562	\$ -	\$ -	\$ -	\$ 10,562
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,038	\$ -	\$ -	\$ -	\$ 1,038
Deposits	1,040	-	-	-	1,040
Restricted for:					
Debt Service	-	714,749	-	-	714,749
Capital Project	-	-	-	24,085	24,085
Assigned for:					
Capital Reserve Fund	-	-	22,778	-	22,778
Unassigned	435,227	-	-	-	435,227
Total Fund Balances	\$ 437,304	\$ 714,749	\$ 22,778	\$ 24,085	\$ 1,198,917
Total Liabilities & Fund Balance	\$ 447,867	\$ 714,749	\$ 22,778	\$ 24,085	\$ 1,209,479

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 393,627	\$ 388,110	\$ 388,110	\$ -
Special Assessments -Direct	93,827	70,370	\$ 70,370	-
Interest Income	3,000	1,250	\$ 2,935	1,685
	.			
Total Revenues	\$ 490,454	\$ 459,730	\$ 461,415	\$ 1,685

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,800	\$ 1,200
PR-FICA	918	383	291	92
Engineering	9,000	3,750	1,780	1,970
Attorney	15,000	6,250	1,914	4,336
Annual Audit	3,425	-	-	-
Assessment Administration	2,650	2,650	2,650	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,650	1,104	1,104	-
Software Licensing	1,500	1,500	1,500	-
Trustee Fees	5,250	6,188	6,188	-
Management Fees	53,090	22,121	22,121	-
Information Technology	2,022	843	843	-
Website Maintenance	1,348	562	562	-
Telephone	200	83	30	53
Postage & Delivery	750	313	444	(131)
Insurance General Liability	5,720	5,720	7,064	(1,344)
Printing & Binding	500	208	49	160
Legal Advertising	2,500	1,042	525	516
Other Current Charges	1,200	500	100	400
Office Supplies	450	188	2	186
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 120,799	\$ 59,027	51,590	\$ 7,437

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 18,000	\$ 7,500	\$ 2,926	\$ 4,574
Water/Sewer/Irrigation	-	-	1,487	(1,487)
Security	22,000	9,167	6,679	2,488
Security Services Patrol	6,000	2,500	6,434	
Facility Management	-	-	-	-
Pool Maintenance	15,600	6,500	6,500	-
Pool Chemicals	6,000	2,500	-	2,500
Pool Permits	350	-	-	-
Pool Monitors	36,000	5,126	5,126	-
Janitorial	4,100	1,708	1,200	508
Repairs & Maintenance	5,000	2,083	1,344	739
Special Events	10,000	4,167	-	4,167
Insurance - Property	13,365	13,365	12,018	1,347
Office Supplies	-	-	-	-
Subtotal Amenity Center	\$ 136,415	\$ 54,616	43,713	\$ 14,837
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 9,500	\$ 9,500	\$ -
Landscape Maintenance	160,050	66,688	66,688	-
Landscape Contingency	10,000	4,167	450	3,717
Tree Removals	-	-	23,500	(23,500)
Lake Maintenance	14,856	6,190	6,190	-
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	-	-	-
Pet Waste Disposal	5,784	2,410	2,410	-
Reclaim Water	-	-	-	-
Electric	10,000	4,167	3,249	918
Miscellaneous	6,000	2,500	-	2,500
Holiday Decorations	15,000	2,829	2,829	-
Subtotal Grounds Maintenance	\$ 267,490	\$ 98,450	\$ 114,815.00	\$ (16,365)
Total Operations & Maintenance	\$ 403,905	\$ 212,093	\$ 158,528	\$ (1,528)
Total Expenditures	\$ 524,704	\$ 271,121	\$ 210,118	\$ 5,909
Excess (Deficiency) of Revenues over Expenditures	\$ (34,251)		\$ 251,297	
<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)		\$ 251,297	
Fund Balance - Beginning	\$ 57,000		\$ 186,008	
Fund Balance - Ending	\$ -		\$ 437,304	

St. Augustine Lakes
Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 388,125	\$ 381,494	\$ 381,494	\$ -
Special Assessments -Direct Bill	92,403	69,302	69,302	-
Interest Income	12,000	5,000	\$ 8,178	3,178
Total Revenues	\$ 492,528	\$ 455,796	\$ 458,974	\$ 3,178
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	\$ 267,949	\$ 251,127	\$ (16,822)
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	\$ 267,949	\$ 249,272	\$ (18,677)
Fund Balance - Beginning	\$ 211,182		\$ 465,477	
Fund Balance - Ending	\$ 223,017		\$ 714,749	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Actual
	Thru 02/28/25
Revenues	
Interest Income	\$ 411
Total Revenues	\$ 411
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 411
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 1,855
Total Other Financing Sources (Uses)	\$ 1,855
Net Change in Fund Balance	\$ 2,266
Fund Balance - Beginning	\$ 21,819
Fund Balance - Ending	\$ 24,085

St. Augustine Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	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	\$ 20,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	388,110
Special Assessments -Direct	-	-	46,913	23,457	-	-	-	-	-	-	-	-	70,370
Interest Income	354	332	333	668	1,248	-	-	-	-	-	-	-	2,935
Total Revenues	\$ 354	\$ 16,966	\$ 196,337	\$ 225,675	\$ 22,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	461,415
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 1,200	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,800
PR-FICA	61	-	61	92	77	-	-	-	-	-	-	-	291
Engineering	730	1,050	-	-	-	-	-	-	-	-	-	-	1,780
Attorney	418	270	480	746	-	-	-	-	-	-	-	-	1,914
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Arbitrage Rebate	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	221	221	221	221	221	-	-	-	-	-	-	-	1,104
Software Licensing	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Trustee Fees	1,000	-	5,188	-	-	-	-	-	-	-	-	-	6,188
Management Fees	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	-	-	22,121
Information Technology	169	169	169	169	169	-	-	-	-	-	-	-	843
Website Maintenance	112	112	112	112	112	-	-	-	-	-	-	-	562
Telephone	21	-	3	1	5	-	-	-	-	-	-	-	30
Postage & Delivery	33	149	70	160	32	-	-	-	-	-	-	-	444
Insurance General Liability	7,064	-	-	-	-	-	-	-	-	-	-	-	7,064
Printing & Binding	12	2	18	4	12	-	-	-	-	-	-	-	49
Legal Advertising	260	66	66	66	67	-	-	-	-	-	-	-	525
Other Current Charges	100	-	-	-	-	-	-	-	-	-	-	-	100
Office Supplies	0	0	0	0	0	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 19,751	\$ 6,463	\$ 11,612	\$ 7,196	\$ 6,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,590

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	\$ -	\$ -	\$ 2,267	\$ 215	\$ 444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,926
Water/Sewer/Irrigation	299	300	311	293	284	-	-	-	-	-	-	-	1,487
Security	1,991	2,686	683	683	636	-	-	-	-	-	-	-	6,679
Security Services Patrol	-	3,132	1,151	1,227	924	-	-	-	-	-	-	-	6,434
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,300	1,300	1,300	1,300	1,300	-	-	-	-	-	-	-	6,500
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	5,126	-	-	-	-	-	-	-	5,126
Janitorial	300	300	300	-	300	-	-	-	-	-	-	-	1,200
Repairs & Maintenance	744	150	150	150	150	-	-	-	-	-	-	-	1,344
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	11,881	-	137	-	-	-	-	-	-	-	-	-	12,018
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 16,515	\$ 7,868	\$ 6,300	\$ 3,868	\$ 9,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,713
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,500
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	-	-	-	-	-	-	-	66,688
Landscape Contingency	-	-	-	-	450	-	-	-	-	-	-	-	450
Tree Removals	23,500	-	-	-	-	-	-	-	-	-	-	-	23,500
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	-	-	-	-	-	-	-	6,190
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	482	482	482	-	-	-	-	-	-	-	2,410
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	602	602	615	732	698	-	-	-	-	-	-	-	3,249
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,829	-	-	-	-	-	-	-	-	-	2,829
Subtotal Grounds Maintenance	\$ 41,059	\$ 17,559	\$ 20,402	\$ 17,690	\$ 18,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	114,815
Total Operations & Maintenance	\$ 57,574	\$ 25,427	\$ 26,702	\$ 21,557	\$ 27,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	158,528
Total Expenditures	\$ 77,324	\$ 31,890	\$ 38,314	\$ 28,753	\$ 33,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	210,118
Excess (Deficiency) of Revenues over Expenditures	\$ (76,970)	\$ (14,924)	\$ 158,023	\$ 196,923	\$ (11,755)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	251,297
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (76,970)	\$ (14,924)	\$ 158,023	\$ 196,923	\$ (11,755)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	251,297

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		242,534
Bonds Outstanding -		\$7,070,000
Less: June 15, 2024		(\$100,000)
Less: December 15, 2024- Special Call		(\$20,000)
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	46,557.29	69,301.89	70,370.01	139,671.90
TOTAL DIRECT INVOICES (1) (2)	46,557.29	69,301.89	70,370.01	139,671.90
TOTAL ROLL DUE/RECEIVED	10,913.49	381,494.16	388,109.54	769,603.70
TOTAL NET ASSESSMENTS	57,470.78	450,796.05	458,479.55	909,275.60

(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%	75.00%
% COLLECTED TAX ROLL	98.60%	98.60%	98.60%
TOTAL PERCENT COLLECTED	94.05%	94.06%	94.06%

THIRTEENTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
2/4/25	241-246	\$	27,200.63
2/12/25	247-249		10,582.78
2/18/25	250-254		16,591.42
2/25/25	255-256		27,541.14

SUBTOTAL		\$	81,915.97
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<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
02/14/25	IRS FICA PAYMENT	\$	153.00
02/18/25	SJCUD		283.54
02/28/25	FPL		697.97
01/29/25	ROLLKALL TECHNOL		924.00

SUBTOTAL		\$	2,058.51
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TOTAL		\$	83,974.48
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/04/25	00021	1/24/25 2950	202502 330-53800-46400	FEB POOL SERVICES	*	1,300.00	
				C BUSS ENTERPRISES			1,300.00 000241
2/04/25	00031	1/31/25 93069169	202501 330-53800-46000	ZOLL 3 AED-AUTO AGREEMENT	*	150.00	
				CINTAS CORPORATION			150.00 000242
2/04/25	00023	2/01/23 1138	202502 330-53800-46100	FEB JANITORIAL SERVICES	*	300.00	
				COASTAL AMENITY SERVICES, LLC			300.00 000243
2/04/25	00019	2/01/25 02012025	202502 300-20700-10300	LENNAR 2/1 ASSESSMENTS	*	23,100.63	
				ST AUGUSTINE LAKES CDD C/O BANK			23,100.63 000244
2/04/25	00010	2/01/25 424482	202502 320-57200-34000	FEB FIELD MANAGEMENT	*	1,900.00	
				VESTA PROPERTY SERVICES INC			1,900.00 000245
2/04/25	00012	2/03/25 849595	202502 320-57200-46300	MAINLINE REPAIR	*	450.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			450.00 000246
2/12/25	00024	2/01/25 2502-SAL	202502 320-57200-46700	FEB PET WASTE SERVICES	*	482.00	
				DOODY DADDY LLC			482.00 000247
2/12/25	00022	2/02/25 1787	202502 330-53800-46700	MAR POOL MONITORING SVCS	*	5,125.77	
				ELITE AMENITIES NE FLORIDA LLC			5,125.77 000248
2/12/25	00004	2/01/25 43	202502 310-51300-34000	FEB MANAGEMENT FEES	*	4,424.17	
		2/01/25 43	202502 310-51300-35300	FEB WEBSITE ADMIN	*	112.33	
		2/01/25 43	202502 310-51300-35100	FEB INFORMATION TECH	*	168.50	
		2/01/25 43	202502 310-51300-31300	FEB DISSEMINATION SVCS	*	220.83	
		2/01/25 43	202502 310-51300-51000	OFFICE SUPPLIES	*	.39	
		2/01/25 43	202502 310-51300-42000	POSTAGE	*	32.23	
		2/01/25 43	202502 310-51300-42500	COPIES	*	12.00	

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		2/01/25 43	202502 310-51300-41000	TELEPHONE	*	4.56	
				GOVERNMENTAL MANAGEMENT SERVICES			4,975.01 000249
2/18/25 00018		2/14/25 7450-02- SERIES 2022 - 12/31/24	202502 310-51300-31200		*	450.00	
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 000250
2/18/25 00020		10/11/24 1297	202410 310-51300-31310	ANNUAL SOFTWARE LICENSE	*	1,500.00	
				DISCLOSURE TECHNOLOGY SERVICES LLC			1,500.00 000251
2/18/25 00026		1/29/25 00069308	202501 310-51300-48000	NOTICE OF MEETING-2/5/25	*	65.92	
				GANNETT MEDIA CORP			65.92 000252
2/18/25 00014		2/10/25 1981067	202502 320-57200-46400	FEB LAKE MAINTENANCE	*	1,238.00	
				THE LAKE DOCTORS INC			1,238.00 000253
2/18/25 00012		2/01/25 841316	202502 320-57200-46200	FEB LANDSCAPE MAINTENANCE	*	13,337.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000254
2/25/25 00019		2/24/25 02242025	202502 300-20700-10300	1/14/25 SJC TAX INT DIST	*	836.78	
		2/24/25 02242025	202502 300-20700-10300	2/20/25 SJC TAX DIST 7	*	20,479.36	
				ST AUGUSTINE LAKES CDD C/O BANK			21,316.14 000255
2/25/25 00017		12/16/24 00252-24	202412 310-51300-32300	FY25 SE2022 TRUSTEE FEES	*	5,187.50	
		12/16/24 00252-24	202412 300-15500-10000	FY26 SE2022 TRUSTEE FEES	*	1,037.50	
				THE BANK OF NEW YORK MELLON			6,225.00 000256
TOTAL FOR BANK A						81,915.97	
TOTAL FOR REGISTER						81,915.97	

SAUG ST AUGUSTINE L BPEREGRINO

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to

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

Invoice details

Invoice no.: 2950
Terms: Net 30
Invoice date: 01/24/2025
Due date: 02/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE FEBRUARY	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 4:17 pm, Jan 24, 2025



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 # 9306916969
Invoice Date 01/31/2025
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

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
2/1/2025	1138

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
	Monthly contracted fee for janitorial services at St. Augustine Lakes for the month of February 2025.	300.00	300.00
<div>RECEIVED By Tara Lee at 12:42 pm, Jan 31, 2025</div>			
Please remit to the above address. We appreciate your business.		Total	\$300.00

General Fund

Date	Amount	Authorized By
February 1, 2025	\$23,100.63	Sheryl Fulks

Payable to:	St Augustine Lakes CDD C/O Bank of New York Mellon DS 2022 #19
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ASAP	1.300.20700.10300
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[illegible]

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

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

475 West Town Place, Suite 114

St. Augustine, FL 32092

DATE 9/16/2024

10/1/24 - 9/30/25

FY 2025 NON AD VALOREM ASSESSMENTS BILL

LENNAR HOMES LLC

ATTN: ZENZI

9440 PHILIPS HWY STE 7

JACKSONVILLE, FL 33256

PARCEL ID	PHASE	ASMT TYPE	# UNITS	SERIES 2022 PER UNIT NET*	TOTAL SERIES 2022 DEBT ASMT NET*	O&M NET PER UNIT	TOTAL FY25 O&M	TOTAL
095415-0010	1-3	Single Family	82	1,126.86	92,402.52	1,144.23	93,826.67	186,229.19
TOTAL			82		92,402.52		93,826.67	186,229.19

Due in full by December 1, 2024 or in installments as outlined below:

PAYMENT SCHEDULE:

INVOICE #	DUE DATE	% DUE	SERIES 2022 DEBT ASMT	O&M	TOTAL DUE
LNR120124	12/1/24	50.00%	46,201.26	46,913.34	93,114.60
LNR FEB25	2/1/25	25.00%	23,100.63	23,456.67	46,557.30
LNR MAY25	5/1/25	25.00%	23,100.63	23,456.66	46,557.29
TOTAL			92,402.52	93,826.67	186,229.19

In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

Please Remit to:

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

Attn: Sheryl Fulks, Assessment Roll Administrator

475 West Town Place, Suite 114

St. Augustine, FL 32092

904-940-5850 X 407

sfulks@gmsnf.com



Invoice

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

Invoice # 424482
Date 02/01/2025
Terms Due on receipt
Due Date 02/01/2025
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 8:30 am, Feb 03, 2025



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
849595	2/3/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 5, 2025

Invoice Amount: \$450.00

Description	Current Amount
-------------	----------------

Mainline Repair

Irrigation Repairs

\$450.00

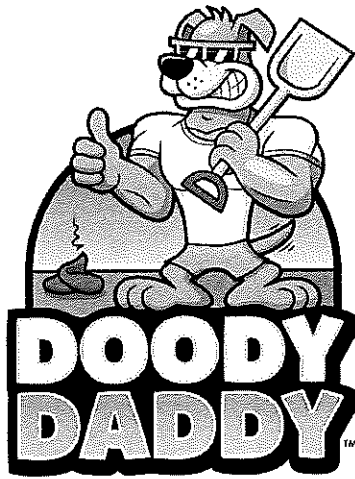
RECEIVED

By Tara Lee at 3:25 pm, Feb 03, 2025

Invoice Total

\$450.00

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



February 1, 2025

Invoice No. 2502-SAL

INVOICE

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

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

RECEIVED

By Tara Lee at 1:25 pm, Feb 06, 2025

TOTAL \$482

PAID :

Elite Amenities NE FL, LLC

4116 Running Bear Lane
Saint Johns, FL 32259 US
+19047100172
eric@eliteamenities.com

INVOICE

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

INVOICE 1787
DATE 02/02/2025
TERMS Net 30
DUE DATE 03/01/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Pool Monitoring Services 2025 - March Payment	1	5,125.77	5,125.77

BALANCE DUE \$5,125.77

Governmental Management Services, LLC

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

Invoice**Invoice #:** 43**Invoice Date:** 2/1/25**Due Date:** 2/1/25**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 - February 2025		4,424.17	4,424.17
Website Administration - February 2025		112.33	112.33
Information Technology - February 2025		168.50	168.50
Dissemination Agent Services - February 2025		220.83	220.83
Office Supplies		0.39	0.39
Postage		32.23	32.23
Copies		12.00	12.00
Telephone		4.56	4.56

Total \$4,975.01**Payments/Credits** \$0.00**Balance Due** \$4,975.01**RECEIVED***By Tara Lee at 12:07 pm, Feb 06, 2025*



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: St. Augustine Lakes Community Development District
c/o Ms. Bernadette Peregrino
District Accountant
Governmental Management Services
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice No. 7450-02-25

Date: February 14, 2025

For Professional Services:

Issue	Service	Fee
\$7,070,000 St. Augustine Lakes Community Development District (St. Johns County, Florida), Special Assessment Bonds, Series 2022 (2022 Project)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED

By Tara Lee at 10:00 am, Feb 17, 2025

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC



DISCLOSURE TECHNOLOGY SERVICES, LLC

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



INVOICE

BILL TO
CDD:
St. Augustine Lakes Community Development District

INVOICE 1297
DATE 10/11/2024

BOND SERIES
2022

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

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

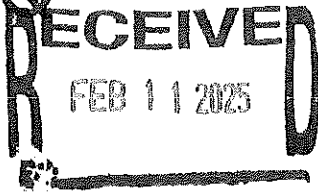
BALANCE DUE

\$1,500.00

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

License Fee for FY 24/25

RECEIVED
By Tara Lee at 11:28 am, Feb 11, 2025



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 01/31/25
INVOICE # 0006930899	INVOICE PERIOD Jan 1- Jan 31, 2025	CURRENT INVOICE TOTAL \$65.92	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$131.84	

BILLING ACCOUNT NAME AND ADDRESS

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


PAYMENT DUE DATE: FEBRUARY 28, 2025

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

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
1/1/25	Balance Forward	\$65.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/29/25	10969850	SAG St Augustine Record	February Meeting		\$65.92

RECEIVED

By Tara Lee at 9:45 am, Feb 17, 2025

 Balnce forward (\$65.92) was paid on January 22nd; check #238 *TRL*

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	\$131.84
Service Fee 3.99%	\$5.26
*Cash/Check/ACH Discount	-\$5.26
*Payment Amount by Cash/Check/ACH	\$131.84
Payment Amount by Credit Card	\$137.10

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0006930899		AMOUNT PAID
CURRENT DUE \$65.92	30 DAYS PAST DUE \$65.92	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$131.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$137.10
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007625640000000000000069308990001318467171

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:

01/29/2025

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 01/29/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$65.92

Tax Amount: \$0.00

Payment Cost: \$65.92

Order No: 10969850

Customer No: 762564

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

Notice of Meeting

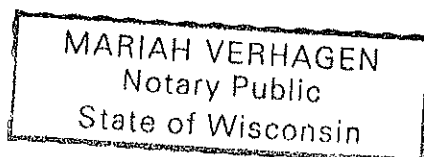
St. Augustine Lakes

Community Development District

The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District will be held on Wednesday February 5, 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



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
730908	2/10/2025	\$1,238.00

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

00000007309084001000000024979200000012380003

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 2/10/2025

Invoice 1981067

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/10/2025	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

Phase 1A
Treated ponds 1 & 2 for shoreline weeds
Treated pond 5 for algae
Ponds 3 & 4 looked good
Phase 1B
Treated ponds 7, 8 & 9 for minimal algae and emergent vegetation
Phase 2B
Treated ponds 10 & 11 for minimal algae and emergent vegetation
Phase E
Treated ponds 6, 8 & 9 for minimal algae and shoreline weeds
Treated ponds 4 & 7 for shoreline weeds
Ponds 1, 2, 3 & 5 looked good

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

RECEIVED

By Tara Lee at 11:49 am, Feb 11, 2025

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



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
841316	2/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2025

Invoice Amount: \$13,337.50

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

RECEIVED

By Tara Lee at 12:09 pm, Jan 22, 2025

Invoice Total **\$13,337.50**

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

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

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%