

St. Augustine Lakes
Community Development District

NOVEMBER 1, 2023

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

October 25, 2023

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, November 1, 2023 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, Florida 32092.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the September 6, 2023 Meeting
- IV. Ratification of Requisitions (9)
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of September 30 2023
- IX. Check Register
- X. Next Scheduled Meeting – December 6, 2023 at 11:00 a.m.
- XI. 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, September 6, 2023 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
Tiffany Csalovszki	Supervisor
Ginny Feiner	Supervisor
Michael Della Penta	Supervisor

Also, present were:

Marilee Giles	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Bill Schaefer	District Engineer

The following is a summary of the actions taken at the September 6, 2023 St. Augustine Lakes Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 11:00 a.m. Five Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Ms. Giles opened the public comment period, there were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the August 9, 2023 Meeting

Ms. Giles presented the minutes of the August 9, 2023 Board of Supervisors meeting and asked for any changes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the August 9, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Conveyance of Improvements to District

FIFTH ORDER OF BUSINESS

Consideration of Requisition, Payment for Acquisition of Improvements

Mr. Haber stated he has no documents, but the documents are complete. He noted at this point all that needs to be done is signed by the appropriate parties. Bill, I think we have your Engineers Certificate signed. There are a few documents to be signed by Lennar and a few to be signed by the contractors that did the work. He stated then the requisition can be processed immediately thereafter. He stated if anyone needs anything from him or have any questions about the execution of those documents, please let him know, otherwise they are good to go with getting them signed, attaching them to a requisition and submitting to the Trustee for payment. Once that is done, the documents will be collected and provided to GMS to include in the next agenda for formal ratification by the Board. He noted in a prior meeting he had gone over what the improvements were and the amount. He stated he would be happy to answer any questions. Ms. Feiner stated she has the documents and they have been routed to the contractors for signature.

SIXTH ORDER OF BUSINESS

Ratification of Requisitions (6-8)

Ms. Giles stated this starts on PDF page 12 and its ratification of requisitions (6-8).

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Requisitions (6-8), were ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that he had no report unless there were any questions. Ms. Rogers asked for an update on the pond maintenance contract with Lake Doctors. Mr. Haber stated unless he

overlooked it and it is sitting in his inbox, he thinks it is prepared and out. He stated that is an easy one to prepare and he is 99% sure that he prepared it out for review and signature, but he will confirm and if not, he will get that done today. Ms. Giles stated she would follow up with Sarah who is here today.

B. Engineer

Mr. Schaefer stated he had nothing to report.

C. Manager

Ms. Giles stated she had nothing from Jim to report to the Board.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers asked Ginny if there was anything that they needed to be tracking for bringing online for maintenance. Ms. Feiner stated no that she did get with Tiffany already about the pond in Phase 2B that we are going to close out right now but that is it. Ms. Rogers stated they had their first closings last month so do have homeowners now.

NINTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Financial Statements as of June 30, 2023

Ms. Giles presented the financial reports as of June 30, 2023 which are in the agenda packets, on page 23 of the iPads.

ELEVENTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check register on page 33 of the agenda which is for \$4,897.75. She noted she sees no unusual variances in either the financial report or the check register. She noted unless there are any comments or questions, she is looking for a motion to approve the check register.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Check Register for \$4,897.75, was approved.

TWELFTH ORDER OF BUSINESS**Next Scheduled Meeting – October 4, 2023
at 11:00 a.m.**

Ms. Giles stated that the next meeting is scheduled for October 4, 2023 at 11:00 a.m. at this same location. Ms. Rogers asked Mr. Haber if he had anything that is pressing for the October 4th meeting. He stated he does not other than anticipating and hoping that those acquisition documents will be complete. He noted they can wait until the November meeting for ratification, and we will still be able to process the payment, so I do not have anything. Ms. Rogers stated she didn't think an October meeting would be needed. Ms. Giles asked if she wanted to make it official and cancel it now. Ms. Rogers agreed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Giles 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 at 11:10 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

FORMS OF REQUISITIONS

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (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: 9
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057
OMAHA, NE 68103-1157
- (D) Amount Payable: \$1,515.00
- (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 #3268677 July 2023 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

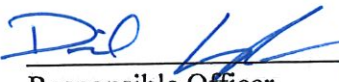
4. each disbursement represents a Cost of 2022 Project which has not previously been paid.

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.

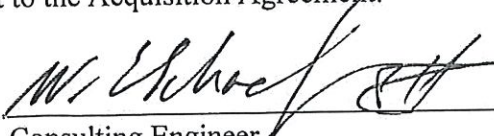
ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT

By: , Asst Secretary
Responsible Officer

Date: 9/7/23

**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.

 9-5-23
Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3268677

Client Matter No. 25223-3

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3268677
25223-3

Re: Project Construction

For Professional Legal Services Rendered

07/03/23	K. Jusevitch	0.40	58.00	Prepare acquisition documents
07/05/23	K. Jusevitch	1.80	261.00	Prepare acquisition documents and confer with Haber
07/08/23	K. Jusevitch	3.60	522.00	Prepare acquisition documents
07/09/23	K. Jusevitch	1.00	145.00	Prepare acquisition documents and confer with Haber
07/10/23	W. Haber	0.70	210.00	Review and revise acquisition documents
07/10/23	K. Jusevitch	2.20	319.00	Confer with Haber and update acquisition documents; correspond with engineer

TOTAL HOURS 9.70

KUTAK ROCK LLP

St Augustine Lakes Community Development

August 31, 2023

Client Matter No. 25223-3

Invoice No. 3268677

Page 2

TOTAL FOR SERVICES RENDERED	\$1,515.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,515.00</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3268677

Client Matter No. 25223-3

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3268677
25223-3

Re: Project Construction

For Professional Legal Services Rendered

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KUTAK ROCK LLP

St Augustine Lakes Community Development

August 31, 2023

Client Matter No. 25223-3

Invoice No. 3268677

Page 2

TOTAL FOR SERVICES RENDERED	\$1,515.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,515.00</u>
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EIGHTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
September 30, 2023



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4	<u>Debt Service 2022</u>
5	<u>Capital Project 2022</u>
6	<u>Longterm Debt Schedule</u>
7	<u>Assessment Receipts Summary</u>

ST AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2023

	General Fund	Debt Service	Capital Project	Total Government Funds
ASSETS:				
CASH	\$205,521	---	---	\$205,521
DUE FROM DEVELOPER	---	---	---	\$0
DUE FROM CAPITAL	---	---	---	\$0
PREPAID EXPENSES	\$7,009	---	---	\$7,009
UTILITY DEPOSITS SERIES 2022	\$417	---	---	\$417
RESERVE	---	\$242,846	---	\$242,846
REVENUE	---	\$190,197	---	\$190,197
INTEREST	---	\$5,520	---	\$5,520
CONSTRUCTION	---	---	\$6,380,392	\$6,380,392
COI	---	---	---	\$0
TOTAL ASSETS	\$212,947	\$438,562	\$6,380,392	\$7,031,901
LIABILITIES:				
ACCOUNTS PAYABLE	\$703	---	---	\$703
DUE TO DEVELOPER	---	---	---	\$0
DUE TO GENERAL FUND	---	---	---	\$0
TOTAL LIABILITIES	\$703	\$0	\$0	\$703
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2022	---	\$438,562	---	\$438,562
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$6,380,392	\$6,380,392
NON SPENDABLE	\$417	---	---	\$417
UNASSIGNED	\$211,827	---	---	\$211,827
TOTAL FUND BALANCES	\$212,244	\$438,562	\$6,380,392	\$7,031,198
TOTAL LIABILITIES & FUND EQUITY	\$212,947	\$438,562	\$6,380,392	\$7,031,901

St Augustine Lakes
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending

September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET 9/30/23	ACTUAL 9/30/23	VARIANCE
REVENUES:				
Assessments	\$319,224	\$319,224	\$319,224	\$0
Developer Contributions	\$0	\$0	\$6,932	
TOTAL REVENUES	\$319,224	\$319,224	\$326,156	\$0

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees	\$9,000	\$9,000	\$9,000	\$0
FICA Expense	\$689	\$689	\$689	\$0
Engineering	\$9,000	\$9,000	\$2,868	\$6,133
Attorney	\$18,750	\$18,750	\$7,567	\$11,183
Arbitrage	\$600	\$600	\$0	\$600
Assessment Administration	\$2,500	\$2,500	\$0	\$2,500
Dissemination Agent	\$2,500	\$2,500	\$2,333	\$167
Annual Audit	\$3,110	\$3,110	\$3,110	\$0
Trustee Fees	\$4,000	\$4,000	\$0	\$4,000
Management Fees	\$47,250	\$47,250	\$47,250	\$0
Information Technology	\$1,800	\$1,800	\$1,800	\$0
Website Maintenance	\$1,200	\$1,200	\$1,200	\$0
Website Compliance	\$0	\$0	\$1,750	(\$1,750)
Telephone	\$375	\$375	\$71	\$304
Postage	\$750	\$750	\$154	\$596
Printing & Binding	\$900	\$900	\$315	\$585
Insurance	\$5,000	\$5,000	\$5,000	\$0
Legal Advertising	\$10,000	\$10,000	\$782	\$9,218
Other Current Charges	\$1,200	\$1,200	\$1,334	(\$134)
Office Supplies	\$450	\$450	\$8	\$442
Dues, Licenses & Subscriptions	\$150	\$150	\$175	(\$25)
ADMINISTRATIVE EXPENDITURES	\$119,224	\$119,224	\$85,406	\$33,817

GROUND MAINTENANCE:

Field Mgmt/Admin	\$0	\$0	\$9,000	(\$9,000)
Landscape Maintenance	\$150,000	\$150,000	\$19,298	\$130,703
Lake Maintenance	\$12,000	\$12,000	\$0	\$12,000
Grounds Maintenance	\$10,000	\$10,000	\$0	\$10,000
Reclaim Water	\$12,000	\$12,000	\$0	\$12,000
Electric	\$10,000	\$10,000	\$208	\$9,792
Miscellaneous	\$6,000	\$6,000	\$0	\$6,000
GROUNDS MAINTENANCE EXPENDITURES	\$200,000	\$200,000	\$28,506	\$171,494

TOTAL EXPENDITURES	\$319,224		\$113,912	
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EXCESS REVENUES (EXPENDITURES)	\$0		\$212,244	
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FUND BALANCE - Beginning	\$0		\$0	
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FUND BALANCE - Ending	\$0		\$212,244	
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St Augustine Lakes
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES													
Assessments	\$0	\$0	\$0	\$159,612	\$0	\$79,806	\$0	\$79,806	\$0	\$0	\$0	\$0	\$319,224
Developer Contributions	\$6,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,932
TOTAL REVENUES	\$6,932	\$0	\$0	\$159,612	\$0	\$79,806	\$0	\$79,806	\$0	\$0	\$0	\$0	\$326,156
EXPENDITURES													
Supervisors Fees	\$2,000	\$0	\$1,000	\$0	\$1,000	\$600	\$1,000	\$0	\$800	\$800	\$800	\$1,000	\$9,000
FICA Expense	\$153	\$0	\$77	\$0	\$77	\$46	\$77	\$0	\$61	\$61	\$61	\$77	\$689
Engineering	\$0	\$0	\$278	\$250	\$370	\$370	\$370	\$820	\$410	\$0	\$0	\$0	\$2,868
Attorney	\$899	\$60	\$360	\$1,000	\$1,036	\$726	\$732	\$0	\$683	\$1,369	\$703	\$0	\$7,567
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$0	\$0	\$0	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$2,333
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,110	\$0	\$0	\$3,110
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$47,250
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Website Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$1,750
Telephone	\$0	\$18	\$13	\$0	\$7	\$0	\$5	\$4	\$2	\$0	\$20	\$3	\$71
Postage	\$25	\$7	\$2	\$23	\$3	\$42	\$0	\$3	\$2	\$7	\$3	\$39	\$154
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$37	\$57	\$2	\$99	\$5	\$37	\$7	\$6	\$2	\$2	\$12	\$49	\$315
Legal Advertising	\$0	\$64	\$0	\$133	\$68	\$65	\$0	\$64	\$0	\$218	\$170	\$0	\$782
Other Current Charges	\$24	\$23	\$26	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,238	\$1,334
Office Supplies	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$12,501	\$4,423	\$5,944	\$5,715	\$7,045	\$6,365	\$6,669	\$5,377	\$8,189	\$10,046	\$6,248	\$6,884	\$85,406
GROUNDS MAINTENANCE EXPENDITURES													
Field Mgmt/Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$9,000
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,485	\$5,938	\$5,938	\$5,938	\$19,298
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reclaim Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208	\$208
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUNDS MAINTENANCE EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$2,985	\$7,438	\$7,438	\$7,646	\$28,506
TOTAL EXPENDITURES	\$12,501	\$4,423	\$5,944	\$5,715	\$7,045	\$6,365	\$8,169	\$6,877	\$11,174	\$17,483	\$13,686	\$14,530	\$113,912
EXCESS REVENUES (EXPENDITURES)	(\$5,568)	(\$4,423)	(\$5,944)	\$153,897	(\$7,045)	\$73,441	(\$8,169)	\$72,929	(\$11,174)	(\$17,483)	(\$13,686)	(\$14,530)	\$212,244

St Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending
September 30, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	9/30/23	9/30/23	VARIANCE
Revenues				
Special Assessments - Direct	\$190,197	\$190,197	\$190,197	\$0
Interest Income	\$0	\$0	\$10,914	\$10,914
Total Revenues	\$190,197	\$190,197	\$201,111	\$10,914
Expenditures				
Interest - 12/15	\$0	\$0	\$0	\$0
Interest - 6/15	\$184,914	\$184,914	\$184,914	\$0
Principal - 6/15	\$0	\$0	\$0	\$0
Total Expenditures	\$184,914	\$184,914	\$184,914	\$0
Other Sources/(Uses)				
Bond Proceeds	\$424,934	\$424,934	\$424,934	\$0
Interfund Transfer In(Out)	\$0	\$0	(\$2,569)	(\$2,569)
Payment to Escrow	\$0	\$0	\$0	\$0
Total Other Sources/(Uses)	\$424,934	\$424,934	\$422,365	(\$2,569)
EXCESS REVENUES (EXPENDITURES)	\$430,217		\$438,562	
FUND BALANCE - Beginning	\$57,790		\$0	
FUND BALANCE - Ending	\$488,007		\$438,562	

St Augustine Lakes
Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures and Changes in Fund Balance

For Period Ending

September 30, 2023

Series
2022

REVENUES:

Interest Income	\$190,669
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TOTAL REVENUES	190,668.62
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EXPENDITURES:

Capital Outlay	\$44,000
Cost of Issuance Expense	\$272,512
Underwriter's Expense	\$141,400

TOTAL EXPENDITURES	\$457,912
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OTHER SOURCES/(USES)

Interfund Transfer In/(Out)	\$2,569
Bonds Proceeds	\$6,645,066

TOTAL OTHER SOURCES/(USES)	\$6,647,635
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EXCESS REVENUES (EXPENDITURES)	\$6,380,392
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FUND BALANCE - Beginning	\$0
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FUND BALANCE - Ending	\$6,380,392
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St Augustine Lakes
Community Development District
Long Term Debt Report

Series 2022 Special Assessments Bonds	
Interest Rate:	4.7-5.5%
Maturity Date:	6/15/2053
Reserve Fund Definition:	
Reserve Fund Requirement (50% MADS):	\$240,020
Reserve Fund Balance:	\$242,846
Bonds outstanding - 12/20/2022	\$7,070,000
Current Bonds Outstanding	\$7,070,000

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2023 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED (2)	FY23 O&M ASSESSED	TOTAL ASSESSED
LENNAR	214	95,544.91	89,568.98	185,113.89
AG ESSENTIAL	212	94,651.97	229,655.02	324,306.99
TOTAL DIRECT INVOICES (1) (2)	426	190,196.88	319,224.00	509,420.88
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	852	284,848.85	319,224.00	509,420.88

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED (2)	O&M RECEIVED	TOTAL RECEIVED
LENNAR	95,544.92	-	89,568.97	89,568.97
AG ESSENTIAL	94,651.96	-	229,655.03	229,655.03
TOTAL DIRECT INVOICES (1) (2)	190,196.88	-	319,224.00	319,224.00
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	190,196.88	-	319,224.00	319,224.00

(1) O&M is Assessed on Acres as there were not plats filed at the time the roll was prepared.

O&M is due: 35% due 12/1/22, 2/1/23 and 30% due 5/1/23

(2) Series 2022 Bonds are under capitalized interest until 6/15/23. Interest above is from 6/16/23-12/15/2023. Debt Service is based on units platted after the roll was completed

St Augustine Lakes
Community Development District
Check Run Summary
8/01/23 - 9/30/23

Fund	Date	Check No.	Amount
<i>General Fund</i>			
Accounts Payable	8/1/23 - 8/31/23	63-69	\$22,255.00
	9/1/23 - 9/30/23	70-77	\$24,793.68
Sub-Total			\$47,048.68
<i>Total</i>			\$ 47,048.68

**** Fedex Invoices available upon request***

NINTH ORDER OF BUSINESS

St Augustine Lakes
Community Development District
Check Run Summary
8/01/23 - 9/30/23

Fund	Date	Check No.	Amount
<i>General Fund</i>			
Accounts Payable	8/1/23 - 8/31/23	63-69	\$22,255.00
	9/1/23 - 9/30/23	70-77	\$24,793.68
Sub-Total			\$47,048.68
<i>Autopays</i>			
	9/20/23	FPL	\$208.14
Sub-Total			\$208.14
<i>Total</i>			\$ 47,256.82

**** Fedex Invoices available upon request***

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/17/23	00013	7/30/23 363577	202307 310-51300-32200	AUDIT FYE 9/30/22	*	3,110.00	
				BERGER TOOMBS ELAM GAINES & FRANK			3,110.00 000063
8/17/23	00005	5/01/23 2023-599	202304 310-51300-31100	CDD BOARD MEETING 4/3/23	*	370.00	
				DOMINION ENGINEERING GROUP INC			370.00 000064
8/17/23	00004	8/01/23 23	202308 310-51300-31300	AUG DISSEM AGENT SRVCS	*	291.67	
		8/01/23 23	202308 310-51300-35100	AUG INFO TECH	*	150.00	
		8/01/23 23	202308 310-51300-34000	AUG MANAGEMENT FEES	*	3,937.50	
		8/01/23 23	202308 310-51300-35300	AUG WEBSITE ADMIN	*	100.00	
		8/01/23 23	202308 310-51300-51000	OFFICE SUPPLIES	*	.15	
		8/01/23 23	202308 310-51300-42000	POSTAGE	*	3.03	
		8/01/23 23	202308 310-51300-42500	COPIES	*	12.45	
		8/01/23 23	202308 310-51300-41000	TELEPHONE	*	19.60	
				GOVERNMENTAL MANAGEMENT SRVCS LLC			4,514.40 000065
8/17/23	00006	8/14/23 3265492	202306 310-51300-31500	MAY/JUN GENERAL COUNSEL	*	683.00	
				KUTAK ROCK LLP			683.00 000066
8/17/23	00012	8/01/23 STAUG562	202308 320-57200-46200	AUG LANDSCAPE MAINTENANCE	*	5,937.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			5,937.50 000067
8/24/23	00007	7/12/23 5749151	202307 310-51300-48000	NTC OF BUDGET #8970025	*	217.60	
				CA FLORIDA HOLDINGS LLC			217.60 000068
8/24/23	00012	7/03/23 STAUG553	202306 320-57200-46200	JUN LANDSCAPE MAINTENANCE	*	1,485.00	
		7/15/23 STAUG559	202307 320-57200-46200	JUL LANDSCAPE MAINTENANCE	*	5,937.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			7,422.50 000069
9/01/23	00010	7/01/23 411177	202307 320-57200-34000	JUL MANAGEMENT SERVICES	*	1,500.00	

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
		8/01/23	411817 AUG MANAGEMENT SERVICES	202308	320-57200	34000			VESTA PROPERTY SERVICES INC	*	1,500.00	3,000.00	000070
9/27/23	00007	8/30/23	5816718 FY24 MTG SCHED #9184162	202308	310-51300	48000				*	104.72		
		8/30/23	5816718 9/6 MTG #9174444	202308	310-51300	48000				*	65.28		
									CA FLORIDA HOLDINGS LLC			170.00	000071
9/27/23	00002	9/27/23	19231 FY24 INSURANCE RENEWAL	202309	300-15500	10000			EGIS INSURANCE ADVISORS LLC	*	7,009.00	7,009.00	000072
9/27/23	00004	9/01/23	24 SEP DISSEM AGENT SRVCS	202309	310-51300	31300				*	291.67		
		9/01/23	24 SEP INFO TECH	202309	310-51300	35100				*	150.00		
		9/01/23	24 SEP MANAGEMENT FEES	202309	310-51300	34000				*	3,937.50		
		9/01/23	24 SEP WEBSITE ADMIN	202309	310-51300	35300				*	100.00		
		9/01/23	24 OFFICE SUPPLIES	202309	310-51300	51000				*	.30		
		9/01/23	24 POSTAGE	202309	310-51300	42000				*	38.58		
		9/01/23	24 COPIES	202309	310-51300	42500				*	48.60		
		9/01/23	24 TELEPHONE	202309	310-51300	41000				*	3.29		
									GOVERNMENTAL MANAGEMENT SRVCS LLC			4,569.94	000073
9/27/23	00006	8/31/23	3268676 JUL GENERAL COUNSEL	202307	310-51300	31500				*	1,369.24		
									KUTAK ROCK LLP			1,369.24	000074
9/27/23	00014	9/01/23	1837144 SEP LAKE MANAGEMENT	202309	310-51300	49000				*	1,238.00		
									THE LAKE DOCTORS INC			1,238.00	000075
9/27/23	00010	9/01/23	412913 SEP MANAGEMENT SERVICES	202309	320-57200	34000			VESTA PROPERTY SERVICES INC	*	1,500.00	1,500.00	000076
9/27/23	00012	9/01/23	STAUG578 SEP LANDSCAPE MAINTENANCE	202309	320-57200	46200				*	5,937.50		
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			5,937.50	000077
									TOTAL FOR BANK A		47,048.68		
									SAUG ST AUGUSTINE L BPEREGRINO				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						47,048.68	

SAUG ST AUGUSTINE L BPEREGRINO



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

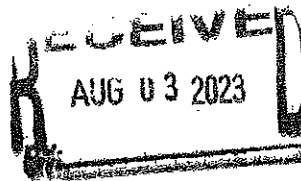
772/461-6120
FAX: 772/468-9278

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

Invoice No. 363577
Date 07/30/2023
Client No. 21961

Services rendered in connection with the audit of Financial Statements
as of and for the year ended September 30, 2022

Total Invoice Amount \$ 3,110.00



We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

***** INVOICE *****



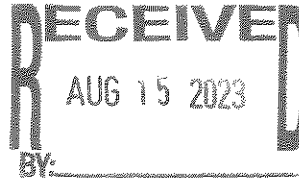
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 1, 2023

Invoice Number 2023-5994

Net 15 days

Zenzi Rogers
 Director of Forward Planning
Lennar Homes
 9440 Philips Highway, Suite 7
 Jacksonville, FL 32256



Reference: Interim District Engineer
St. Augustine Lakes CDD, St. Johns County, FL
DEG Project Number 2178.001

Task 3 Supplemental Engineer's Report (2023 Bond Issuance) \$7,500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	100	\$7,500.00	\$7,500.00	\$0.00

Task 4 CDD Board Meetings \$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$185	2	\$370.00
TOTAL		2	\$370.00

1. Attended CDD Board meeting on 4/03/23

Total Amount Due \$370.00

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.

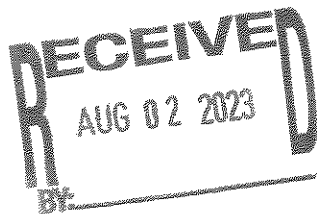
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 23**Invoice Date:** 8/1/23**Due Date:** 8/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Dissemination Agent Services - August 2023		291.67	291.67
Information Technology - August 2023		150.00	150.00
Management Fees - August 2023		3,937.50	3,937.50
Website Administration - August 2023		100.00	100.00
Office Supplies		0.15	0.15
Postage		3.03	3.03
Copies		12.45	12.45
Telephone		19.60	19.60

**Total** \$4,514.40**Payments/Credits** \$0.00**Balance Due** \$4,514.40

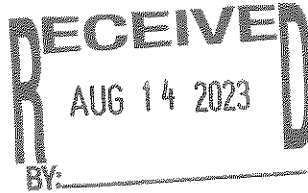
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 14, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3265492

Client Matter No. 25223-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3265492
25223-1

Re: General Counsel

For Professional Legal Services Rendered

05/31/23	K. Jusevitch	0.20	29.00	Correspond with district manager regarding budget approval resolution
06/01/23	W. Haber	0.20	60.00	Review agenda for June meeting
06/07/23	W. Haber	0.50	150.00	Prepare for and participate in Board meeting
06/13/23	K. Jusevitch	0.20	29.00	Confer with district manager regarding budget hearing
06/16/23	W. Haber	0.50	150.00	Review and revise budget and audit notices
06/16/23	K. Jusevitch	0.20	29.00	Correspond with district manager regarding budget and assessment hearing notices
06/28/23	W. Haber	0.40	120.00	Review and revise agreement for landscape maintenance
06/28/23	K. Jusevitch	0.80	116.00	Prepare landscaping agreement
TOTAL HOURS		3.00		

KUTAK ROCK LLP

St Augustine Lakes Community Development

August 14, 2023

Client Matter No. 25223-1

Invoice No. 3265492

Page 2

TOTAL FOR SERVICES RENDERED	\$683.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$683.00</u>
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INVOICE

INVOICE #	INVOICE DATE
STAUG 562628	8/1/2023
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

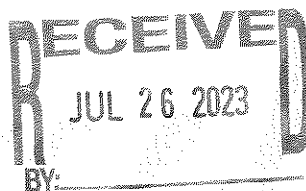
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2023

Invoice Amount: \$5,937.50

Description	Current Amount
Monthly Landscape Maintenance August 2023	\$5,937.50



Invoice Total \$5,937.50

IN COMMERCIAL LANDSCAPING

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

LOCALiQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
St. Augustine Lakes		762564	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005749151	Jul 1- Jul 31, 2023	August 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$217.60	

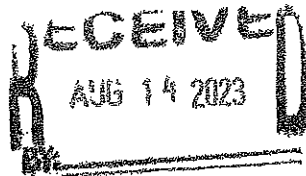
BILLING ACCOUNT NAME AND ADDRESS	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
St. Augustine Lakes 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 59755

Date	Description	Amount		
7/1/23	Balance Forward	\$0.00		
Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
7/12/23-7/19/23	8970025	Please Publish / St. Augustine Lakes CDD - Budget Notice		\$217.60



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	\$217.60
Service Fee 3.99%	\$8.68
*Cash/Check/ACH Discount	-\$8.68
*Payment Amount by Cash/Check/ACH	\$217.60
Payment Amount by Credit Card	\$226.28

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0005749151		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$217.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$217.60
REMITTANCE ADDRESS (Include Account# & Invoice# on check)					TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:	
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244					☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX	
					Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____	
					TOTAL CREDIT CARD AMT DUE \$226.28	

00007625640000000000000057491510002176067174

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

St. Augustine Lakes
St. Augustine Lakes
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/12/2023, 07/19/2023

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 07/19/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$217.60

Order No: 8970025

Customer No: 762564

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the St. Augustine Lakes Community Development District ("District") will hold a public hearing on August 9, 2023 at 11:00 a.m. at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://staugustinelakesdcd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to 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) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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



INVOICE

INVOICE #	INVOICE DATE
STAUG 553308	7/3/2023
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

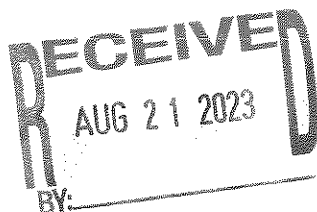
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 2, 2023

Invoice Amount: \$1,485.00

Description	Current Amount
Landscape Maintenance June 2023	
Landscape Enhancement	\$1,485.00



Invoice Total **\$1,485.00**

IN COMMERCIAL LANDSCAPING

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

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



INVOICE

INVOICE #	INVOICE DATE
STAUG 559274	7/15/2023
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

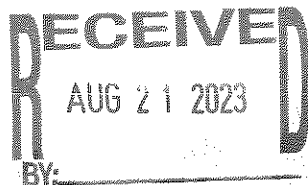
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 14, 2023

Invoice Amount: \$5,937.50

Description	Current Amount
Monthly Landscape Maintenance July 2023	\$5,937.50



Invoice Total \$5,937.50

IN COMMERCIAL LANDSCAPING

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



Invoice

Date 07/01/2023
Invoice # 411177
Terms Due on receipt

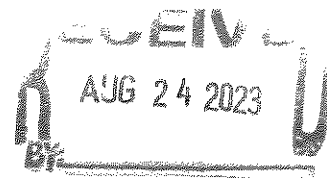
Vesta Property Services
411 South Central Ave., Suite B
Flagler Beach, FL 32136
p. (386) 439-0134
f. (386) 439-4256

Bill To

c/o Governmental Management Services
St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Serial/Lot Numbers	Amount
Monthly Management Services	1	1,500.00		1,500.00

Total 1,500.00



411177



Invoice

Date 08/01/2023
Invoice # 411817
Terms Due on receipt

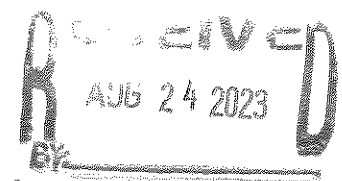
Vesta Property Services
411 South Central Ave., Suite B
Flagler Beach, FL 32136
p. (386) 439-0134
f. (386) 439-4256

Bill To

c/o Governmental Management Services
St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Serial/Lot Numbers	Amount
Monthly Management Services	1	1,500.00		1,500.00

Total 1,500.00



411817

LOCALiQ

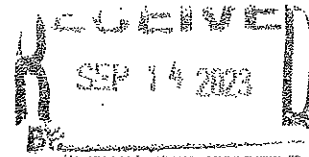
FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
St. Augustine Lakes		762564	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005816718	Aug 1- Aug 31, 2023	September 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$170.00	

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. Previous account number: MOR 59755	

Date	Description	Amount
8/1/23	Balance Forward	\$217.60
8/31/23	PAYMENT - THANK YOU	-\$217.60

Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
8/23/23	9184162	FY24 Meeting Schedule		\$104.72
8/30/23	9174444	St Aug Lakes 9/6 mtg	St Aug Lakes 9/6 mtg	\$65.28



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	\$170.00
Service Fee 3.99%	\$6.78
*Cash/Check/ACH Discount	-\$6.78
*Payment Amount by Cash/Check/ACH	\$170.00
Payment Amount by Credit Card	\$176.78

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0005816718		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$170.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244						TOTAL CREDIT CARD AMT DUE \$176.78
TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: ☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____						

00007625640000000000000058167180001700067175

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

St. Augustine Lakes
St. Augustine Lakes
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/30/2023

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 08/30/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$65.28

Order No: 9174444

Customer No: 762564

PO #: St Aug Lakes 9/6 mtg

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, September 6, 2023 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver

District Manager

Pub: August 30, 2023; #9174444

MARIAH VERHAGEN
Notary Public
State of Wisconsin

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

St. Augustine Lakes
St. Augustine Lakes
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/23/2023

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 08/23/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$104.72

Order No: 9184162

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

BOARD OF SUPERVISORS MEETING DATES ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2023/2024

The Board of Supervisors of the St. Augustine Lakes Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 on the first Wednesday of each month as follows:

October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling 904-940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0989 at least 48 hours prior to 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) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
Pub: August 23, 2023; #9184162



INVOICE

Customer	St. Augustine Lakes Community Development District
Acct #	1162
Date	09/27/2023
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 7,009.00
Payment Amount	
Payment for:	Invoice#20250
100123870	

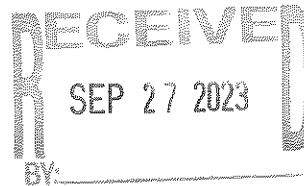
Thank You

Please detach and return with payment



Customer: St. Augustine Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
20250	10/01/2023	Renew policy	Policy #100123870 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/27/2023	7,009.00
				Total
				\$ 7,009.00
				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	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/27/2023
Atlanta, GA 30374-8555		

1001 Bradford Way
Kingston, TN 37763

Invoice #: 24
Invoice Date: 9/1/23
Due Date: 9/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Dissemination Agent Services - September 2023		291.67	291.67
Information Technology - September 2023		150.00	150.00
Management Fees - September 2023		3,937.50	3,937.50
Website Administration - September 2023		100.00	100.00
Office Supplies		0.30	0.30
Postage		38.58	38.58
Copies		48.60	48.60
Telephone		3.29	3.29

RECEIVED
 SEP 06 2023
 BY: _____

RECEIVED
SEP 06 2023
BY: _____

Total	\$4,569.94
Payments/Credits	\$0.00
Balance Due	\$4,569.94

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3268676

Client Matter No. 25223-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3268676
25223-1

Re: General Counsel

For Professional Legal Services Rendered

07/05/23	W. Haber	2.50	750.00	Prepare for and participate in Board meeting; confer with Csalovszki regarding agreement for pond maintenance
07/12/23	W. Haber	0.40	120.00	Confer with Fulks regarding O&M assessments
07/14/23	W. Haber	0.70	210.00	Review and revise audit
07/27/23	W. Haber	0.40	120.00	Review budget documents
07/27/23	K. Jusevitch	0.30	43.50	Prepare budget hearing documents; confer with Haber and correspond with district manager

TOTAL HOURS 4.30

KUTAK ROCK LLP

St Augustine Lakes Community Development

August 31, 2023

Client Matter No. 25223-1

Invoice No. 3268676

Page 2

TOTAL FOR SERVICES RENDERED	\$1,243.50
-----------------------------	------------

DISBURSEMENTS

Meals	5.05
Travel Expenses	120.69

TOTAL DISBURSEMENTS	<u>125.74</u>
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TOTAL CURRENT AMOUNT DUE	<u><u>\$1,369.24</u></u>
--------------------------	--------------------------

MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
 Aquatic Management Services
 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
 Tiffany Csalovszki
 475 West Town Pl
 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

9/20/2023

\$1,238.00

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

00000007309084001000000012530100000012380005

Please Return this portion with your payment

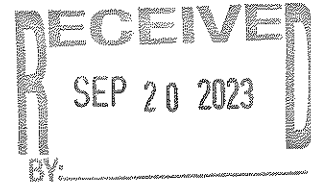
Invoice Due Date 9/18/2023

Invoice 1837144

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/18/2023	Arcadian Lakes Blvd St Augustine, FL 32092 Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

- 1 - Phase 1A - .15 Acres 400'- treated emergent vegetation
- 2 - Phase 1A - .35 Acres 475'- Treated emergent vegetation
- 3 - Phase 1A - .85 Acres 750'- Treated emergent vegetation
- 4 - Phase 1A - 2.30 Acres 1600'- Touched up emergent vegetation
- 5 - Phase 1A - .50 Acres 800'- Treated algae
- 7 - Phase 1B - 2.60 Acres 1400'- Treated emergent vegetation
- 8 - Phase 1C - 6.20 Acres 2400'-Treated emergent vegetation
- 9 - Phase 1C - .30 Acres 600'- Treated emergent vegetation. In need of mowing around shoreline
- 10 - Phase 2B - .75 Acres 1000' - Treated underwater and emergent vegetation
- 11 - Phase 2B - .25 Acres 400' - Treated underwater and emergent vegetation



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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1238.00

This Invoice Total:

\$1238.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 730908

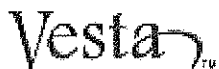
Portal Registration #: D42AF402

Corporate Address

4651 Salisbury Rd, Suite 155
 Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

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 # 412913
Date 09/01/2023

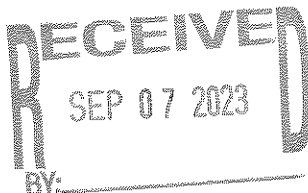
Terms Due on receipt
Due Date 09/01/2023
Memo Vesta Management Fe...

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
Monthly Management Services	1	1,500.00	1,500.00

Total 1,500.00



**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

INVOICE

INVOICE #	INVOICE DATE
STAUG 578691	9/1/2023
TERMS	PO NUMBER
Net 30	

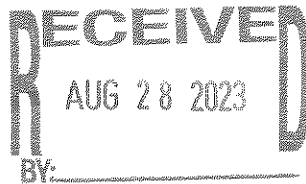
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2023

Invoice Amount: \$5,937.50

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$5,937.50



Invoice Total **\$5,937.50**

IN COMMERCIAL LANDSCAPING

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

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