

ISLES OF BARTRAM PARK
Community Development District

August 21, 2019

Isles of Bartram

Community Development District

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

Phone: 904-940-5850 - Fax: 904-940-5899

August 14, 2019

Board of Supervisors
Isles of Bartram Park
Community Development District

Dear Board Members:

The regular meeting of the Isles of Bartram Park Community Development District will be held **Wednesday, August 21, 2019 at 11:00 a.m.** at the **offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comment
- III. Affidavit of Publication
- IV. Approval of Minutes of the May 15, 2019 Meeting
- V. Public Hearing to Adopt the Budget for Fiscal Year 2020
 - A. Consideration of Resolution 2019-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2020
 - B. Consideration of Resolution 2019-06, Imposing Special Assessments and Certifying an Assessment Roll
- VI. Consideration of Renewals of Service Agreements
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer – Presentation of 2019 Engineer's Report Bond Series 2016 and Series 2017
 - C. Manager – Presentation of Proposed FY 20 Meeting Schedule
- IX. Supervisors' Requests and Audience Comments
- X. Financial Reports
 - A. Balance Sheet as of July 31, 2019 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XI. Next Scheduled Meeting – TBD
- XII. Adjournment

Minutes from the May 15, 2019 meeting are enclosed for your review.

The fourth order of business is a public hearing to adopt the budget for fiscal year 2020. First, the Board will consider resolution 2019-05, relating to annual appropriations and adopting the budget for

fiscal year 2020. Next, the Board will consider resolution 2019-06, imposing special assessments and certifying an assessment roll. Copies of the resolutions are enclosed for your review.

The fifth order of business is the consideration of renewals of service agreements. Copies will be provided under separate cover.

Listed under engineer reports is the presentation of 2019 Engineer's Report Bond Series 2016 & Series 2017. A copy of the report is enclosed for your review.

Listed under manager reports is the presentation of proposed meeting schedule for FY 20. A copy of the schedule is enclosed for your review.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, check register and funding request are enclosed for your review.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

James Oliver

James Oliver
District Manager
cc: Jason Walters
Darrin Mossing
Jennifer Gillis
Gabriel McKee

AGENDA

Isles of Bartram Park Community Development District Agenda

Tuesday
August 21, 2019
11:00 a.m.

Office of GMS
475 West Town Place, Suite 114
St. Augustine, FL 32092
islesofbartramparkcdd.com
Call In # 800-264-8432 Code 9694032

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- X. Financial Reports
 - A. Balance Sheet as of July 31, 2019 and Statement of Revenues & Expenditures

B. Assessment Receipt Schedule

C. Approval of Check Register

XI. Next Scheduled Meeting – TBD

XII. Adjournment

THIRD ORDER OF BUSINESS

THE ST. AUGUSTINE RECORD
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657
AD# 0003197191-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

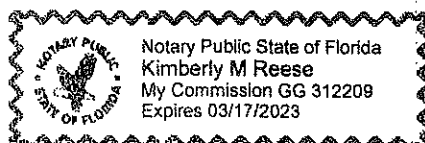
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **ADOPTION FY 2019-2020 BUDGET** was published in said newspaper on **07/23/2019, 07/30/2019**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of **JUL 30 2019**

by Julia Kerti who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2019/2020
BUDGETS, AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Isles of Bartram Park Community Development District ("District") will hold a public hearing on August 21, 2019 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). 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, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours.

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 at 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.

District Manager
James Oliver
0003197191 July 23, 30, 2019

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Tuesday, May 15, 2019 at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Joe Panchula	Supervisor
Ginny Feiner	Supervisor
Mike Della Penta	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Audience Comment

There were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes from the February 20, 2018 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the February 20, 2019 meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor the Minutes of the February 20, 2019 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Approving Fiscal Year 2019 Proposed Budget & Setting a Date for Public Hearing for Adoption

Mr. Oliver stated the general fund budget is essentially the same. I am proposing a budget with no increase in assessments.

Mr. Haber stated there was a time when the District needed more attorney services but you could probably knock that \$20,000 in half.

Mr. Oliver stated so then you just have a \$5,000 deficit, which I think we can find \$5,000 worth of savings, so then we wouldn't have an increase in assessments or Developer contribution.

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor Resolution 2019-03 Approving the Fiscal Year 2019 Proposed Budget & Setting a Public Hearing for August 21, 2019 at 11:00 a.m. at the Office of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Implementing Florida Statutes and Instructing the St. Johns County Supervisor of Elections to Conduct the District's General Election

Mr. Oliver stated beginning next year, we will have general elections to fill seats on the board. Two seats will be filled by resident electors in November of 2020.

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor Resolution 2019-04 Implementing Florida Statutes and Instructing the St. Johns County Supervisor of Elections to Conduct the District's General Election was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2018 Financial Audit

Mr. Oliver stated included in your agenda package is a copy of the Fiscal Year 2018 Financial Audit. It is a clean audit.

Ms. Rogers joined the meeting in person.

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor the Fiscal Year 2018 Financial Audit was accepted.

SEVENTH ORDER OF BUSINESS**Discussion of Conveyance of Property to CDD**

Mr. Haber stated the CDD really owns a limited amount of property, which is largely some common areas in the front by the gate and behind the gate it is the stormwater improvements. There are some stormwater improvements that the CDD already owns and there are others that still need to be conveyed. There are certain stormwater improvements that have not yet been conveyed to the CDD within Phases 3A, 3B and 4C. I have prepared a bill of sale, a special warranty deed and an engineer certificate for the conveyance of those improvements by the Developer to the CDD. I have shared those documents with Zenzi and Matt Maggiore with ETM. Matt reviewed them and he is still waiting on asbuilts and final signoffs, so he was not able to sign the document I am handing out now, which is a certificate from the engineer saying that the improvements were built in accordance with plans and specs and are ready to be conveyed to the CDD.

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor the Conveyance of Property to CDD was approved, subject to the District Engineer Signing the Certification & Authorizing the Chairperson for final signoff of the conveyance documents.

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber stated I will be leaving for sixth months on June 1st.

B. Engineer

There being none, the next item followed.

C. Manager – Report on Number of Registered Voters

Mr. Oliver stated there are 361 registered voters in the District as of April 15, 2019.

TENTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

Ms. Rogers asked because the District owns so little what if we wanted to unravel the District, what do we want to do?

Mr. Haber responded probably the biggest impediment to doing that is outstanding bonds. As long as the District has outstanding debt, it can't be unraveled or dissolved. I think we have also discussed if there is a way to further limit the CDDs role. As long as those bonds are outstanding, the CDD is going to need to exist but sometimes you will see CDDs enter into contracts with an HOA and the HOA would maintain things on the CDDs behalf then that would limit the involvement of the CDD.

Ms. Rogers stated we are doing a second entrance off of Race Track Road and will be gated. Would that be a District asset or is that HOA?

Mr. Oliver responded I could see it being District owned and maintained up the gate.

Ms. Rogers stated the difference is with the other entrance there is a strip of land prior to the gate.

Mr. Haber stated I think it is your best bet to have it HOA. If it has security powers, it probably has the authority to own it. We may be able to get there if you really want to consider the District owning it but I think it would be easier for the HOA to own it.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of March 31, 2019 and Statement of Revenues & Expenditures

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement.

B. Assessment Receipt Schedule

Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is a check register.

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – August 21, 2019 at 11:00 a.m. at the Offices of GMS

Mr. Oliver stated the next scheduled meeting is August 21, 2019 at 11:00 a.m. at this office.

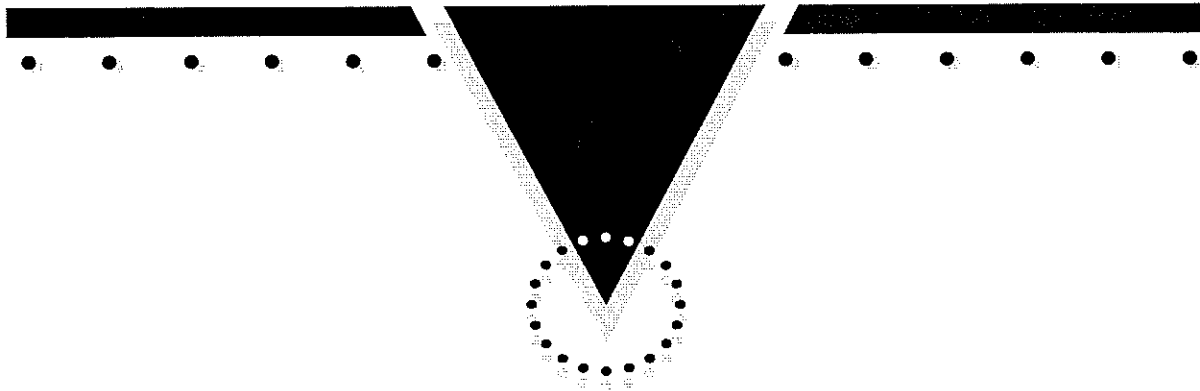
THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor the Meeting was adjourned.
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Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS



*Isles of Bartram Park
Community Development District*

Approved Budget

FY 2020

August 21, 2019



Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET

GENERAL FUND BUDGET

Summary Revenues and Expenditures	Page 1
Narrative – Administrative and Maintenance	Page 2-4
Series 2015 Special Assessments Bonds	Page 5-7
Series 2017 Special Assessments Bonds	Page 8-10

Isles of Bartram Park

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual YTD 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<u><i>Revenues</i></u>					
<i>Developer Contributions</i>	\$58,859	\$11,635	\$30,853	\$42,488	\$25,688
<i>Assessments</i>	\$143,182	\$134,516	\$8,666	\$143,182	\$179,533
<i>Total Revenues</i>	\$202,040	\$146,151	\$39,519	\$185,670	\$205,221
<u><i>Expenditures</i></u>					
<u><i>Administrative</i></u>					
<i>Supervisors Fees</i>	\$0	\$2,000	\$1,000	\$3,000	\$4,000
<i>FICA</i>	\$0	\$153	\$77	\$230	\$306
<i>Engineering</i>	\$6,000	\$1,350	\$1,830	\$3,180	\$6,000
<i>Dissemination</i>	\$3,500	\$6,533	\$1,366	\$7,899	\$7,000
<i>Arbitrage</i>	\$600	\$600	\$0	\$600	\$600
<i>Assessment Roll</i>	\$5,000	\$5,000	\$0	\$5,000	\$5,000
<i>Attorney</i>	\$20,000	\$7,453	\$3,728	\$11,181	\$10,000
<i>Annual Audit</i>	\$2,300	\$3,900	\$0	\$3,900	\$4,000
<i>Trustee Fees</i>	\$6,500	\$4,000	\$4,000	\$8,000	\$8,000
<i>Management Fees</i>	\$45,000	\$37,500	\$7,500	\$45,000	\$45,000
<i>Information Technology</i>	\$1,600	\$1,333	\$267	\$1,600	\$1,600
<i>Telephone</i>	\$150	\$31	\$20	\$51	\$150
<i>Postage</i>	\$500	\$193	\$107	\$300	\$300
<i>Insurance</i>	\$5,665	\$7,642	\$0	\$7,642	\$8,500
<i>Printing & Binding</i>	\$1,300	\$864	\$436	\$1,300	\$1,300
<i>Legal Advertising</i>	\$2,000	\$323	\$1,677	\$2,000	\$2,000
<i>Other Current Charges</i>	\$250	\$0	\$100	\$100	\$750
<i>Office Supplies</i>	\$200	\$54	\$46	\$100	\$200
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<i>Website Compliance</i>	\$0	\$1,750	\$0	\$1,750	\$1,200
<i>Total Administrative</i>	\$100,740	\$80,854	\$22,153	\$103,007	\$106,081
<u><i>Field</i></u>					
<i>Landscape Maintenace</i>	\$52,000	\$29,695	\$12,338	\$42,033	\$45,000
<i>Lake Maintenance</i>	\$14,000	\$14,248	\$2,340	\$16,588	\$18,840
<i>Waterfall/Entry Pond Maintenance</i>	\$5,400	\$5,421	\$900	\$6,321	\$5,400
<i>Lake Fountains Maintenance</i>	\$1,400	\$1,020	\$340	\$1,360	\$1,400
<i>Management</i>	\$6,000	\$5,000	\$1,000	\$6,000	\$6,000
<i>Utilities</i>	\$20,000	\$7,861	\$2,000	\$9,861	\$20,000
<i>General Maintenance</i>	\$2,500	\$0	\$500	\$500	\$2,500
<i>Total Field</i>	\$101,300	\$63,245	\$19,418	\$82,663	\$99,140
<i>Total Expenditures</i>	\$202,040	\$144,098	\$41,572	\$185,670	\$205,221
<i>Excess Revenues/(Expenditures)</i>	\$0	\$2,053	(\$2,053)	\$0	\$0

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

REVENUES:

Developer Contributions/ Assessments

The District will enter into a Funding Agreement with the Developer and levy maintenance assessments to Fund the General Fund expenditures the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisors Fees

The Florida Statutes allows each Board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending 12 monthly meetings.

FTCA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering

The District will contract with England, Thims and Miller as District engineer who provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Fees

The Annual Disclosure Report prepared by GMS, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 & 2017 Special Assessment Revenue Bonds.

Assessment Roll

The District's assessment roll administration, GMS, LLC, will provide services to prepare assessment rolls to district property owners.

Attorney

The District has contracted with Hopping, Green and Sams as legal counsel who provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau and Associates to prepare the annual audit.

Trustee Fees

The District issued Series 2015 & Series 2017 Special Assessment Bonds, which are held with a Trustee at The Bank of New York Mellon. The amount of the trustee fees is based on the agreement between BNY and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

Represents the estimated cost for public officials and general liability insurance for the District.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges, amortization schedule charges, and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2020

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Field:

Landscape Maintenance

The District has contracted with a Yellowstone Landscape to provide landscaping and irrigation maintenance services to all the common areas within the District.

Lake Maintenance

The District has contracted with vendor The Lake Doctors to provide monthly water management services to all the lakes throughout the District and carp restocking.

Waterfall/Pond Entry Maintenance

The District has contracted with Crystal Clean to provide maintenance services to waterfalls and pond at community entrance.

Lake Fountains Maintenance

The District has contracted with The Lake Doctors to provide maintenance of fountains in lakes.

Management Company

The District has contracted with Vesta Property Services, Inc. to provide supervision and on-site management services for the District.

Utilities

Estimated cost for electric, irrigation and water provided by utility company. Also includes cost share for reimbursement of JEA irrigation to Celestina Master HOA.

General Maintenance

Estimated cost for general maintenance services of the district.

Isles of Bartram Park

Community Development District

Debt Service Fund

Series 2015

Description	Adopted Budget FY 2019	Actual Thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Approved Budget FY 2020
Revenues					
Assessments	\$441,269	\$364,407	\$76,862	\$441,269	\$441,269
Interest Income	\$100	\$7,222	\$1,616	\$8,838	\$100
Carry Forward Surplus*	\$280,240	\$278,769	\$0	\$278,769	\$293,607
Total Revenues	\$721,609	\$650,397	\$78,478	\$728,876	\$734,976
Expenditures					
<u>Series 2015</u>					
Interest - 11/01	\$160,916	\$158,728	\$0	\$158,728	\$156,038
Principal - 11/01	\$115,000	\$100,000	\$0	\$100,000	\$110,000
Interest - 05/01	\$158,400	\$156,541	\$0	\$156,541	\$153,631
Prepayment - 05/01	\$0	\$20,000	\$0	\$20,000	\$0
Total Expenditures	\$434,316	\$435,269	\$0	\$435,269	\$419,669
Excess Revenues	\$287,293	\$215,128	\$78,478	\$293,607	\$315,307

*Reflects excess revenue at fiscal year end less reserve fund amount

11/1/20 Interest	\$153,631
11/1/20 Principal	\$110,000
	\$263,631

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	141	\$1,205	\$169,905
73'	90	\$1,388	\$124,920
83'	82	\$1,458	\$119,556
90'	35	\$1,572	\$55,020
Total	348		\$469,401
Less: Discounts & Collections (6%)			\$28,141
Net Annual Assesment			\$441,260

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/19	\$6,265,000	\$ 110,000	\$ 156,038	\$ 424,438
5/1/20	\$6,155,000	\$ -	\$ 153,631	\$ -
11/1/20	\$6,155,000	\$ 110,000	\$ 153,631	\$ 417,263
5/1/21	\$6,045,000	\$ -	\$ 151,225	\$ -
11/1/21	\$6,045,000	\$ 115,000	\$ 151,225	\$ 417,450
5/1/22	\$5,930,000	\$ -	\$ 148,709	\$ -
11/1/22	\$5,930,000	\$ 120,000	\$ 148,709	\$ 417,419
5/1/23	\$5,810,000	\$ -	\$ 146,084	\$ -
11/1/23	\$5,810,000	\$ 130,000	\$ 146,084	\$ 422,169
5/1/24	\$5,680,000	\$ -	\$ 143,241	\$ -
11/1/24	\$5,680,000	\$ 135,000	\$ 143,241	\$ 421,481
5/1/25	\$5,545,000	\$ -	\$ 140,288	\$ -
11/1/25	\$5,545,000	\$ 140,000	\$ 140,288	\$ 420,575
5/1/26	\$5,405,000	\$ -	\$ 137,225	\$ -
11/1/26	\$5,405,000	\$ 165,000	\$ 137,225	\$ 439,450
5/1/27	\$5,240,000	\$ -	\$ 133,100	\$ -
11/1/27	\$5,240,000	\$ 170,000	\$ 133,100	\$ 436,200
5/1/28	\$5,070,000	\$ -	\$ 128,850	\$ -
11/1/28	\$5,070,000	\$ 180,000	\$ 128,850	\$ 437,700
5/1/29	\$4,890,000	\$ -	\$ 124,350	\$ -
11/1/29	\$4,890,000	\$ 190,000	\$ 124,350	\$ 438,700
5/1/30	\$4,700,000	\$ -	\$ 119,600	\$ -
11/1/30	\$4,700,000	\$ 195,000	\$ 119,600	\$ 434,200
5/1/31	\$4,505,000	\$ -	\$ 114,725	\$ -
11/1/31	\$4,505,000	\$ 205,000	\$ 114,725	\$ 434,450
5/1/32	\$4,300,000	\$ -	\$ 109,600	\$ -
11/1/32	\$4,300,000	\$ 220,000	\$ 109,600	\$ 439,200
5/1/33	\$4,080,000	\$ -	\$ 104,100	\$ -
11/1/33	\$4,080,000	\$ 230,000	\$ 104,100	\$ 438,200
5/1/34	\$3,850,000	\$ -	\$ 98,350	\$ -
11/1/34	\$3,850,000	\$ 240,000	\$ 98,350	\$ 436,700
5/1/35	\$3,610,000	\$ -	\$ 92,350	\$ -
11/1/35	\$3,610,000	\$ 250,000	\$ 92,350	\$ 434,700

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 3,360,000	\$ -	\$ 86,100	\$ -
11/1/36	\$ 3,360,000	\$ 265,000	\$ 86,100	\$ 437,200
5/1/37	\$ 3,095,000	\$ -	\$ 79,309	\$ -
11/1/37	\$ 3,095,000	\$ 280,000	\$ 79,309	\$ 438,619
5/1/38	\$ 2,815,000	\$ -	\$ 72,134	\$ -
11/1/38	\$ 2,815,000	\$ 295,000	\$ 72,134	\$ 439,269
5/1/39	\$ 2,520,000	\$ -	\$ 64,575	\$ -
11/1/39	\$ 2,520,000	\$ 310,000	\$ 64,575	\$ 439,150
5/1/40	\$ 2,210,000	\$ -	\$ 56,631	\$ -
11/1/40	\$ 2,210,000	\$ 325,000	\$ 56,631	\$ 438,263
5/1/41	\$ 1,885,000	\$ -	\$ 48,303	\$ -
11/1/41	\$ 1,885,000	\$ 340,000	\$ 48,303	\$ 436,606
5/1/42	\$ 1,545,000	\$ -	\$ 39,591	\$ -
11/1/42	\$ 1,545,000	\$ 360,000	\$ 39,591	\$ 439,181
5/1/43	\$ 1,185,000	\$ -	\$ 30,366	\$ -
11/1/43	\$ 1,185,000	\$ 375,000	\$ 30,366	\$ 435,731
5/1/44	\$ 810,000	\$ -	\$ 20,756	\$ -
11/1/44	\$ 810,000	\$ 395,000	\$ 20,756	\$ 436,513
5/1/45	\$ 415,000	\$ -	\$ 10,634	\$ -
11/1/45	\$ 415,000	\$ 415,000	\$ 10,634	\$ 436,269
Totals		\$ 6,265,000	\$ 5,263,694	\$ 11,687,094

Isles of Bartram Park

Community Development District

Debt Service Fund

Series 2017

Description	Adopted Budget FY 2019	Actual Thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Approved Budget FY 2020
Revenues					
Assessments	\$340,544	\$211,067	\$133,723	\$344,789	\$340,544
Prepayment	\$0	\$38,051	\$0	\$38,051	\$0
Interest Income	\$1,000	\$4,504	\$1,024	\$5,528	\$2,000
Carry Forward Surplus*	\$174,147	\$186,542	\$0	\$186,542	\$237,492
Total Revenues	\$515,691	\$440,164	\$134,747	\$574,911	\$580,036
Expenditures					
<u>Series 2017</u>					
Interest - 11/01	\$124,147	\$124,147	\$0	\$124,147	\$122,325
Principal - 11/01	\$50,000	\$50,000	\$0	\$50,000	\$95,000
Interest - 05/01	\$123,272	\$123,272	\$0	\$123,272	\$120,663
Prepayment - 05/01	\$0	\$25,000	\$0	\$25,000	\$0
Prepayment - 08/01	\$0	\$0	\$15,000	\$15,000	\$0
Total Expenditures	\$297,419	\$322,419	\$15,000	\$337,419	\$337,988
Excess Revenues	\$218,272	\$117,746	\$119,747	\$237,492	\$242,049

*Reflects excess revenue at fiscal year end less reserve fund amount

11/1/20 Interest	\$120,663
11/1/20 Principal	\$100,000
	\$220,663

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	88	\$1,205.16	\$106,054.08
73'	92	\$1,388.90	\$127,778.80
83'	47	\$1,458.02	\$68,526.94
90'	41	\$1,571.60	\$64,435.60
Total	268		\$366,795
Less: Discounts & Collections (6%)			\$22,008
Net Annual Assesment			\$344,788

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2017, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/19	\$5,255,000	\$ 95,000	\$ 122,325	\$ 217,325
5/1/20	\$5,160,000		\$ 120,663	\$ -
11/1/20	\$5,160,000	\$ 100,000	\$ 120,663	\$ 341,325
5/1/21	\$5,060,000		\$ 118,913	\$ -
11/1/21	\$5,060,000	\$ 100,000	\$ 118,913	\$ 337,825
5/1/22	\$4,960,000		\$ 117,163	\$ -
11/1/22	\$4,855,000	\$ 105,000	\$ 117,163	\$ 339,325
5/1/23	\$4,855,000		\$ 115,325	\$ -
11/1/23	\$4,855,000	\$ 110,000	\$ 115,325	\$ 340,650
5/1/24	\$4,745,000		\$ 113,125	\$ -
11/1/24	\$4,745,000	\$ 115,000	\$ 113,125	\$ 341,250
5/1/25	\$4,630,000		\$ 110,825	\$ -
11/1/25	\$4,630,000	\$ 120,000	\$ 110,825	\$ 341,650
5/1/26	\$4,510,000		\$ 108,425	\$ -
11/1/26	\$4,510,000	\$ 125,000	\$ 108,425	\$ 341,850
5/1/27	\$4,385,000		\$ 105,925	\$ -
11/1/27	\$4,385,000	\$ 125,000	\$ 105,925	\$ 336,850
5/1/28	\$4,260,000		\$ 103,425	\$ -
11/1/28	\$4,260,000	\$ 135,000	\$ 103,425	\$ 341,850
5/1/29	\$4,125,000		\$ 100,303	\$ -
11/1/29	\$4,125,000	\$ 140,000	\$ 100,303	\$ 340,606
5/1/30	\$3,985,000		\$ 97,066	\$ -
11/1/30	\$3,985,000	\$ 145,000	\$ 97,066	\$ 339,131
5/1/31	\$3,840,000		\$ 93,713	\$ -
11/1/31	\$3,840,000	\$ 150,000	\$ 93,713	\$ 337,425
5/1/32	\$3,690,000		\$ 90,244	\$ -
11/1/32	\$3,690,000	\$ 160,000	\$ 90,244	\$ 340,488
5/1/33	\$3,530,000		\$ 86,544	\$ -
11/1/33	\$3,530,000	\$ 165,000	\$ 86,544	\$ 338,088
5/1/34	\$3,365,000		\$ 82,728	\$ -
11/1/34	\$3,365,000	\$ 175,000	\$ 82,728	\$ 340,456
5/1/35	\$3,190,000		\$ 78,681	\$ -
11/1/35	\$3,190,000	\$ 180,000	\$ 78,681	\$ 337,363

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2017, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
5/1/36	\$3,010,000		\$ 74,519	\$ -
11/1/36	\$3,010,000	\$ 190,000	\$ 74,519	\$ 339,038
5/1/37	\$2,820,000		\$ 70,125	\$ -
11/1/37	\$2,820,000	\$ 200,000	\$ 70,125	\$ 340,250
5/1/38	\$2,620,000		\$ 65,500	\$ -
11/1/38	\$2,620,000	\$ 210,000	\$ 65,500	\$ 341,000
5/1/39	\$2,410,000		\$ 60,250	\$ -
11/1/39	\$2,410,000	\$ 220,000	\$ 60,250	\$ 340,500
5/1/40	\$2,190,000		\$ 54,750	\$ -
11/1/40	\$2,190,000	\$ 230,000	\$ 54,750	\$ 339,500
5/1/41	\$1,960,000		\$ 49,000	\$ -
11/1/41	\$1,960,000	\$ 240,000	\$ 49,000	\$ 338,000
5/1/42	\$1,720,000		\$ 43,000	\$ -
11/1/42	\$1,720,000	\$ 255,000	\$ 43,000	\$ 341,000
5/1/43	\$1,465,000		\$ 36,625	\$ -
11/1/43	\$1,465,000	\$ 265,000	\$ 36,625	\$ 338,250
5/1/44	\$1,200,000		\$ 30,000	\$ -
11/1/44	\$1,200,000	\$ 280,000	\$ 30,000	\$ 340,000
5/1/45	\$ 920,000		\$ 23,000	\$ -
11/1/45	\$ 920,000	\$ 295,000	\$ 23,000	\$ 341,000
5/1/46	\$ 625,000		\$ 15,625	\$ -
11/1/46	\$ 625,000	\$ 305,000	\$ 15,625	\$ 336,250
5/1/47	\$ 320,000		\$ 8,000	\$ -
11/1/47	\$ 320,000	\$ 320,000	\$ 8,000	\$ 336,000
Totals		\$5,255,000	\$4,469,244	\$ 9,724,244

A.

RESOLUTION 2019-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Isles of Bartram Park Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Isles of Bartram Park Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND - (SERIES 2015)	\$ _____
DEBT SERVICE FUND - (SERIES 2017)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2019.

ATTEST:

**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2019/2020 Budget

B.

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Isles of Bartram Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Budget**”) for Fiscal Year 2019/2020, attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Operation and maintenance assessments directly

collected by the District are due according to the following schedule: 25% due on October 15, 2019, 25% due on January 1, 2020, April 1, 2020 and July 1, 2020. Previously levied debt assessments directly collected by the District are due according to the following schedule: 38% on April 1, 2020 and 62% on September 30, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of August, 2019.

ATTEST:

**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EIGHTH ORDER OF BUSINESS

B.

June 28, 2019

Zenzi Rogers, Chairperson
Board of Supervisors
Isles of Bartram Park Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

Reference: Isles of Bartram Park Community Development District
ETM No. 13-125

Subject: 2019 Engineer's Report Bond Series 2015 and Series 2017

Dear Mr. Brown:

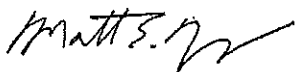
In accordance with Chapter 189.415, Florida Statutes, we hereby offer the following report.

We have inspected the District's facilities and have found them to be generally in good repair, working order and condition.

The facilities are regularly maintained, and we do not recommend that any additional maintenance or repair is necessary at this time.

If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,
England-Thims & Miller, Inc.



Matthew S. Maggiore, P.E.
Executive Vice President

cc: Jim Oliver – Isles of Bartram Park CDD District Manager

C.

NOTICE OF MEETINGS
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Isles of Bartram Park Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2020** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the third Wednesday of each month listed (unless notated otherwise*) as follows:

November 20, 2019
February 19, 2020
May 20, 2020
August 19, 2020

TENTH ORDER OF BUSINESS

A.

Isles of Bartram Park
Community Development District

Unaudited Financial Statements

as of

July 31, 2019

Isles of Bartram Park
Community Development District
 Combined Balance Sheet
 July 31, 2019

	<i>Governmental Fund Types</i>			<i>(Memorandum Only)</i>
	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>2019</i>
<u><i>Assets:</i></u>				
Cash	\$20,918	---	---	\$20,918
Investments:				
Series 2015:				
Reserve	---	\$221,042	---	\$221,042
Interest	---	---	---	\$0
Revenue	---	\$200,908	---	\$200,908
Sinking Fund	---	\$3	---	\$3
Prepayment	---	\$19,606	---	\$19,606
Construction	---	---	\$5,677	\$5,677
Series 2017:				
Reserve	---	\$172,293	---	\$172,293
Interest	---	\$12,211	---	\$12,211
Revenue	---	\$87,972	---	\$87,972
Prepayment	---	\$17,136	---	\$17,136
Construction	---	---	\$5	\$5
Cost of Issuance	---	---	\$46	\$46
Due from General Fund	---	\$1,398	---	\$1,398
Total Assets	\$20,918	\$732,569	\$5,727	\$759,214
<u><i>Liabilities:</i></u>				
Accounts Payable	\$8,869	---	---	\$8,869
Accrued Expenses	---	---	---	\$0
Due to Other	---	---	---	\$0
Due to Debt Service 2015	\$108	---	---	\$108
Due to Debt Service 2017	\$47	---	---	\$47
<i>Fund Balances:</i>				
Restricted for Debt Service	---	\$732,569	---	\$732,569
Restricted for Capital Projects	---	---	\$5,727	\$5,727
Nonspendable	---	---	---	\$0
Unassigned	\$11,893	---	---	\$11,893
Total Liabilities & Fund Equity	\$20,918	\$732,569	\$5,727	\$759,214

Isles of Bartram Park
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For the Period ending July 31, 2019

	<i>Adopted Budget</i>	<i>Prorated Thru 07/31/19</i>	<i>Actual Thru 07/31/19</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Developer Contributions</i>	\$58,859	\$11,635	\$11,635	\$0
<i>Assessment - Tax Roll</i>	\$106,827	\$106,827	\$107,250	\$423
<i>Assessment - Direct</i>	\$36,355	\$27,266	\$27,266	\$0
<i>TOTAL REVENUES</i>	\$202,040	\$145,728	\$146,151	\$423
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
<i>Supervisors</i>	\$0	\$0	\$2,000	(\$2,000)
<i>FICA Expense</i>	\$0	\$0	\$153	(\$153)
<i>Engineering</i>	\$6,000	\$5,000	\$1,350	\$3,650
<i>Dissemination</i>	\$3,500	\$2,917	\$6,533	(\$3,617)
<i>Arbitrage</i>	\$600	\$600	\$600	\$0
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Attorney Fees</i>	\$20,000	\$16,667	\$7,453	\$9,214
<i>Annual Audit</i>	\$2,300	\$2,300	\$3,900	(\$1,600)
<i>Trustee Fees</i>	\$6,500	\$4,000	\$4,000	\$0
<i>Management Fees</i>	\$45,000	\$37,500	\$37,500	\$0
<i>Information Technology</i>	\$1,600	\$1,333	\$1,333	\$0
<i>Telephone</i>	\$150	\$125	\$31	\$94
<i>Postage</i>	\$500	\$417	\$193	\$224
<i>Insurance</i>	\$5,665	\$5,665	\$7,642	(\$1,977)
<i>Printing and Binding</i>	\$1,300	\$1,083	\$864	\$219
<i>Legal Advertising</i>	\$2,000	\$1,667	\$323	\$1,344
<i>Other Current Charges</i>	\$250	\$208	\$0	\$208
<i>Office Supplies</i>	\$200	\$167	\$54	\$113
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>Website Compliance</i>	\$0	\$0	\$1,750	(\$1,750)
<i>TOTAL ADMINISTRATIVE</i>	\$100,740	\$84,823	\$80,854	\$3,970
<u>FIELD:</u>				
<i>Landscape Maintenance</i>	\$52,000	\$43,333	\$29,695	\$13,638
<i>Lake Maintenance</i>	\$14,000	\$11,667	\$14,248	(\$2,581)
<i>Waterfall/Entry Pond Maintenance</i>	\$5,400	\$4,500	\$5,421	(\$921)
<i>Lake Fountains Maintenance</i>	\$1,400	\$1,167	\$1,020	\$147
<i>Management</i>	\$6,000	\$5,000	\$5,000	\$0
<i>Utilities</i>	\$20,000	\$16,667	\$7,861	\$8,805
<i>General Maintenance</i>	\$2,500	\$2,083	\$0	\$2,083
<i>TOTAL FIELD</i>	\$101,300	\$84,417	\$63,245	\$21,172
<i>TOTAL EXPENDITURES</i>	\$202,040	\$169,240	\$144,098	\$25,142
<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$0)		\$2,053	
<i>FUND BALANCE - Beginning</i>	\$0		\$9,840	
<i>FUND BALANCE - Ending</i>	(\$0)		\$11,893	

Isles of Bartram Park
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2019

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$20,724	\$12,438	\$50,879	\$45,872	\$3,257	\$2,612	\$10,013	\$0	\$316	\$40	\$0	\$0	\$146,151
Total Revenues	\$20,724	\$12,438	\$50,879	\$45,872	\$3,257	\$2,612	\$10,013	\$0	\$316	\$40	\$0	\$0	\$146,151
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$0	\$600	\$0	\$800	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$0	\$0	\$46	\$0	\$61	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$153
Engineering	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$788	\$113	\$0	\$0	\$0	\$1,350
Dissemination	\$583	\$583	\$583	\$583	\$1,083	\$583	\$783	\$583	\$583	\$583	\$0	\$0	\$6,533
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$600
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$106	\$0	\$118	\$660	\$2,418	\$790	\$752	\$2,610	\$0	\$0	\$0	\$0	\$7,453
Annual Audit	\$0	\$0	\$0	\$0	\$500	\$2,500	\$900	\$0	\$0	\$0	\$0	\$0	\$3,900
Trustee Fees	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$37,500
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$1,333
Telephone	\$0	\$12	\$0	\$6	\$0	\$0	\$6	\$0	\$0	\$6	\$0	\$0	\$31
Postage	\$1	\$1	\$6	\$78	\$9	\$10	\$15	\$39	\$23	\$10	\$0	\$0	\$193
Insurance	\$7,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,642
Printing and Binding	\$320	\$10	\$37	\$135	\$4	\$188	\$7	\$6	\$156	\$2	\$0	\$0	\$864
Legal Advertising	\$323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$0	\$0	\$1	\$0	\$21	\$0	\$0	\$15	\$0	\$0	\$0	\$54
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$0	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Total Administrative	\$18,048	\$8,490	\$5,273	\$5,346	\$10,509	\$8,425	\$6,348	\$8,555	\$4,774	\$5,085	\$0	\$0	\$80,854
<u>Field</u>													
Landscape Maintenance	\$2,328	\$2,328	\$2,328	\$4,286	\$2,328	\$2,328	\$4,826	\$2,328	\$2,328	\$4,286	\$0	\$0	\$29,695
Lake Maintenance	\$1,170	\$1,170	\$1,170	\$1,170	\$0	\$1,170	\$4,888	\$1,170	\$1,170	\$1,170	\$0	\$0	\$14,248
Waterfall/Entry Pond Maintenance	\$450	\$450	\$450	\$450	\$450	\$450	\$1,371	\$450	\$450	\$450	\$0	\$0	\$5,421
Lake Fountains Maintenance	\$340	\$0	\$0	\$0	\$340	\$0	\$0	\$340	\$0	\$0	\$0	\$0	\$1,020.00
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$5,000
Utilities	\$933	\$933	\$974	\$903	\$1,193	\$647	\$0	\$403	\$872	\$1,004	\$0	\$0	\$7,861.19
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$5,721	\$5,381	\$5,422	\$7,309	\$4,811	\$5,095	\$11,584	\$5,191	\$5,320	\$7,410	\$0	\$0	\$63,245
Total Expenses	\$23,770	\$13,871	\$10,695	\$12,656	\$15,320	\$13,521	\$17,932	\$13,746	\$10,093	\$12,495	\$0	\$0	\$144,098
Excess Revenues (Expenditures)	(\$3,046)	(\$1,433)	\$40,184	\$33,216	(\$12,063)	(\$10,908)	(\$7,918)	(\$13,746)	(\$9,778)	(\$12,455)	\$0	\$0	\$2,053

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For the Period ending July 31,2019

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 07/31/19</i>	<i>Thru 07/31/19</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Direct</i>	\$141,083	\$71,033	\$71,033	\$0
<i>Assessment - Tax Roll</i>	\$300,186	\$300,186	\$293,374	(\$6,812)
<i>Interest Income</i>	\$100	\$83	\$7,222	\$7,138

<i>TOTAL REVENUES</i>	\$441,369	\$371,302	\$371,628	\$326
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EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$160,916	\$160,916	\$158,728	\$2,188
<i>Principal Expense - 11/01</i>	\$115,000	\$115,000	\$100,000	\$15,000
<i>Interest Expense - 05/01</i>	\$158,400	\$158,400	\$156,541	\$1,859
<i>Principal Expense - 05/01 Prepayment</i>	\$0	\$0	\$20,000	(\$20,000)

<i>TOTAL EXPENDITURES</i>	\$434,316	\$434,316	\$435,269	(\$953)
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<i>EXCESS REVENUES (EXPENDITURES)</i>	\$7,053	(\$63,641)		
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<i>FUND BALANCE - Beginning</i>	\$280,240	\$506,172		
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<i>FUND BALANCE - Ending</i>	\$287,293	\$442,531		
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Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2017
Statement of Revenues & Expenditures
For the Period ending July 31, 2019

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 07/31/19</i>	<i>Thru 07/31/19</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Direct</i>	\$216,501	\$82,271	\$82,271	\$0
<i>Assessment - Tax Roll</i>	\$124,043	\$124,043	\$128,796	\$4,754
<i>Prepayments</i>	\$0	\$0	\$38,051	\$38,051
<i>Interest Income</i>	\$1,000	\$833	\$4,504	\$3,670

<i>TOTAL REVENUES</i>	\$341,544	\$207,147	\$253,622	\$46,475
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EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$124,147	\$124,147	\$124,147	\$0
<i>Principal Expense - 11/01</i>	\$50,000	\$50,000	\$50,000	\$0
<i>Interest Expense - 05/01</i>	\$123,272	\$123,272	\$123,272	\$0
<i>Principal Expense - 5/01 Prepayment</i>	\$0	\$0	\$25,000	(\$25,000)
<i>Principal Expense - 8/01 Prepayment</i>	\$0	\$0	\$0	\$0

<i>TOTAL EXPENDITURES</i>	\$297,419	\$297,419	\$322,419	(\$25,000)
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OTHER SOURCES/(USES)

<i>Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
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<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0
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<i>EXCESS REVENUES (EXPENDITURES)</i>	\$44,125	(\$68,797)		
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<i>FUND BALANCE - Beginning</i>	\$174,147	\$358,835		
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<i>FUND BALANCE - Ending</i>	\$218,272	\$290,038		
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Isles of Bartram Park
Community Development District
CAPITAL PROJECTS FUND
 Statement of Revenues & Expenditures
 For the Period ending July 31,2019

	Series 2015	Series 2017
<u>REVENUES:</u>		
Interest Income	\$102	\$0
TOTAL REVENUES	\$102	\$0
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$102	\$0
FUND BALANCE - Beginning	\$5,575	\$50
FUND BALANCE - Ending	\$5,677	\$51

Isles of Bartram Park
Community Development District
Long Term Debt Report

Series 2015 Special Assessment Bonds	
Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/45
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$220,634.38
Reserve Balance:	\$221,041.92
Bonds outstanding - 11/30/2015	\$6,725,000
Less: November 1, 2015	\$0
Less: November 1, 2016	(\$110,000)
Less: November 1, 2017	(\$130,000)
Less: May 1, 2018 (Prepayment)	(\$100,000)
Less: November 1, 2018	(\$100,000)
Less: May 1, 2019 (Prepayment)	(\$20,000)
Current Bonds Outstanding	\$6,265,000

Series 2017 Special Assessment Bonds	
Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/47
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$172,275.00
Reserve Balance:	\$172,292.53
Bonds outstanding - 11/30/2017	\$5,345,000
Less: November 1, 2018	(\$50,000)
Less: May 1, 2019 (Prepayment)	(\$25,000)
Current Bonds Outstanding	\$5,270,000

*Isles of Bartram Park Community Development District
Funding Requests FY19*

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer FY 2018</i>	<i>Balance Due From Developer FY 2019</i>
27	9/13/17	11/15/17	\$13,371.88	\$13,371.88	\$0.00	\$0.00	\$0.00	\$0.00
28	10/10/17	12/8/17	\$14,675.33	\$2,270.85	\$12,404.48	\$0.00	\$0.00	\$0.00
29	11/6/17	2/23/18	\$11,280.14	\$3,836.13	\$7,444.01	\$0.00	\$0.00	\$0.00
30	11/22/17	2/23/18	\$4,041.03	\$1,621.33	\$2,419.70	\$0.00	\$0.00	\$0.00
31	2/12/18	5/24/18	\$926.02	\$463.01	\$463.01	\$0.00	\$0.00	\$0.00
32	8/8/18	11/6/18	\$31,941.72	\$0.00	\$31,941.72	\$0.00	\$0.00	\$0.00
33	9/11/18	11/6/18	\$18,959.24	\$0.00	\$18,959.24	\$0.00	\$0.00	\$0.00
34	10/28/18	12/17/18	\$16,406.45	\$0.00	\$4,771.18	\$11,635.27	\$11,635.27	\$0.00
TOTAL			\$111,601.81	\$113,369.27	\$78,403.34	\$11,635.27	\$11,635.27	\$0.00

B.

**ISLES OF BARTRAM PARK CDD
FISCAL YEAR 2019 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY19 O&M ASMT	TOTAL ASMTS
LENNAR	281	141,082.96	216,501.34	36,354.60	393,938.90
TOTAL DIRECT INVOICES NET	281	141,082.96	216,501.34	36,354.60	393,938.90
TAX ROLL NET	335	292,215.75	128,287.99	106,826.68	527,330.42
TOTAL DISTRICT NET	616	433,298.71	344,789.33	143,181.28	921,269.32

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY19 O&M ASMT	TOTAL RECEIVED
LENNAR	230,790.92	53,611.52	82,270.51	27,265.95	163,147.98
TOTAL DIRECT INVOICES	230,790.92	53,611.52	82,270.51	27,265.95	163,147.98
TAX ROLL RECEIVED / DUE	(2,089.45)	293,373.62	128,796.31	107,249.94	529,419.87
TOTAL RECEIPTS / DUE	228,701.47	346,985.14	211,066.82	134,515.89	692,567.85

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY19 O&M ASMT	TOTAL RECEIVED
1	11/7/2018	-	-	-	-
2	11/19/2018	16,875.38	7,408.59	6,169.21	30,453.18
3	11/27/2018	17,147.79	7,528.19	6,268.79	30,944.77
4	12/13/2018	96,604.58	42,411.16	35,316.19	174,331.93
5	12/27/2018	42,572.12	18,689.93	15,563.28	76,825.33
INTEREST	1/10/2019	43.50	19.10	15.90	78.50
6	1/28/2019	100,574.11	44,153.85	36,767.35	181,495.31
7	2/25/2019	8,908.59	3,911.03	3,256.76	16,076.38
8	3/19/2019	7,146.23	3,137.32	2,612.48	12,896.03
INTEREST	4/11/2019	525.99	230.92	192.28	949.19
9	4/24/2019	2,003.52	879.58	732.43	3,615.53
TAX CERTIFICATES	6/19/2019	-	-	-	-
10 (MAY RECEIPTS)	6/24/2019	863.71	379.18	315.75	1,558.64
INTEREST	7/16/2019	108.10	47.46	39.52	195.08
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		293,373.62	128,796.31	107,249.94	529,419.87

PERCENT COLLECTED DIRECT	38%	38%	75%	41%
PERCENT COLLECTED TAX ROLL	100%	0%	100%	100%
PERCENT COLLECTED TOTAL	80%	61%	94%	75%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/18,
1/1/19, 4/1/19, 7/1/19.

DEBT SERVICE ASSESSMENTS ARE DUE IN INSTALLMENTS WITH 50% DUE 4/1/19 AND 50%
DUE 9/30/19

C.

Isles of Bartram Park
Community Development District

Check Run Summary

5/1/19 - 7/31/19

Fund	Date	Check No.	Amount
<i>Payroll</i>	5/20/19	50009-50011	\$ 554.10
<i>Sub-Total</i>			\$ 554.10
<i>General Fund</i>			
<i>Accounts Payable</i>	5/1/19 - 5/31/19	418-430	\$ 18,481.06
	6/1/19 - 6/30/19	431-439	\$ 12,075.17
	7/1/19 - 7/30/19	440-445	\$ 10,369.45
<i>Sub-Total</i>			\$ 40,925.68
<i>Total</i>			\$ 41,479.78

** Fedex Invoices available upon request*

BR040M-A CHECKS WRITTEN LISTING AS OF 5/31/2019 RUN 8/08/2019 PAGE 1
 CMPY-001 ISLES OF BARTRAM - GENERAL BANK-P ISLES OF BARTRAM

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050009	R	PR	05/20/2019	184.70	2	JOSEPH PANCHULA
050010	R	PR	05/20/2019	184.70	4	VIRGINIA FEINER
050011	R	PR	05/20/2019	184.70	1	ZENZI M ROGERS
BANK TOTAL				554.10		
COMPANY TOTAL				554.10		

IBTR ISLES OF BRTRM BPEREGRINO

Attendance Confirmation

for
Board of Supervisors

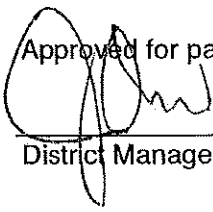
District Name: Isles Bartram Park CDD

Board Meeting Date: Wednesday, May 15, 2019

	<i>Name</i>	<i>In Attendance Please</i>	<i>Fees Involved</i>
1	Zenzi M Rogers ✓	<input checked="" type="checkbox"/>	\$ 200
2	Chris Mayo NDV	<input type="checkbox"/>	\$ 200
3	Mike Della Penta	<input checked="" type="checkbox"/>	\$ 200
4	Ginny Feiner ✓	<input checked="" type="checkbox"/>	\$ 200
5	Joe Panchula ✓	<input checked="" type="checkbox"/>	\$ 200

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for payment:


District Manager Signature

5/15/2019
Date

****RETURN SIGNED DOCUMENT TO DANIEL LAUGHLIN****

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 ISLES OF BARTRAM - GENERAL
 BANK A ISLES OF BARTRAM

RUN 8/08/19

PAGE 1

*** CHECK DATES 05/01/2019 - 07/31/2019 ***

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/02/19	00018	5/01/19 355664	201905 320-53800-45501	MAY MANAGEMENT SERVICE	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000418
5/08/19	00001	4/01/19 59	201904 310-51300-34000	APR MANAGEMENT FEES	*	3,750.00	
		4/01/19 59	201904 310-51300-35100	APR INFORM TECHNOLOGY	*	133.33	
		4/01/19 59	201904 310-51300-31200	APR DISSEMINATION SERVICE	*	583.33	
		4/01/19 59	201904 310-51300-51000	OFFICE SUPPLIES	*	.42	
		4/01/19 59	201904 310-51300-42000	POSTAGE	*	15.44	
		4/01/19 59	201904 310-51300-42500	COPIES	*	6.60	
		4/01/19 59	201904 310-51300-41000	TELEPHONE	*	6.45	
				GOVERNMENTAL MANAGEMENT SERVICES			4,495.57 000419
5/08/19	00001	5/01/19 60	201905 310-51300-34000	MAY MANAGEMENT FEES	*	3,750.00	
		5/01/19 60	201905 310-51300-35100	MAY INFORM TECHNOLOGY	*	133.33	
		5/01/19 60	201905 310-51300-31200	MAY DISSEMINATION SERVICE	*	583.33	
		5/01/19 60	201905 310-51300-51000	OFFICE SUPPLIES	*	.12	
		5/01/19 60	201905 310-51300-42000	POSTAGE	*	38.91	
		5/01/19 60	201905 310-51300-42500	COPIES	*	5.55	
				GOVERNMENTAL MANAGEMENT SERVICES			4,511.24 000420
5/15/19	00021	5/09/19 M21818	201904 320-57200-46400	APR FOUNTAIN SERVICE	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000421
5/15/19	00020	5/01/19 430665	201905 320-57200-46100	MAY LAKE MAINTENANCE	*	1,170.00	
				LAKE DOCTORS, INC.			1,170.00 000422
5/15/19	00020	5/01/19 431505	201905 320-57200-46300	QUARTERLY FOUNTAIN SRVC	*	340.00	
				LAKE DOCTORS, INC.			340.00 000423

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/15/19	00022	4/30/19 JAX20260	201904 320-57200-46200	PLANT INSTALLATION	*	540.00	
				YELLOWSTONE LANDSCAPE			540.00 000424
5/15/19	00022	4/30/19 JAX20261	201904 320-57200-46200	APR ANNUAL ROTATION	*	1,957.50	
				YELLOWSTONE LANDSCAPE			1,957.50 000425
5/23/19	00028	5/17/19 05172019	201905 300-20700-10100	BNY CHEK ERR TO ISLES	*	656.25	
				BARTRAM PARK CDD			656.25 000426
5/23/19	00025	5/21/19 05212019	201905 320-57200-46500	MAY IRRIGATION REIMBURSEM	*	402.73	
				CELESTINA MASTER HOA			402.73 000427
5/23/19	00004	4/30/19 107277	201903 310-51300-31500	MAR GENERAL COUNSEL	*	789.50	
				HOPPING GREEN AND SAMS			789.50 000428
5/23/19	00020	2/05/19 414139	201902 320-57200-46300	QRT FOUNTAIN SERVICE	*	340.00	
				LAKE DOCTORS, INC.			340.00 000429
5/23/19	00022	5/15/19 JAX24478	201905 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	2,328.27	
				YELLOWSTONE LANDSCAPE			2,328.27 000430
6/06/19	00018	6/01/19 356597	201906 320-53800-45501	JUNE MANAGEMENT SERVICE	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000431
6/12/19	00021	6/11/19 M22084	201906 320-57200-46400	MAY FOUNTAIN SERVICE	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000432
6/12/19	00001	6/01/19 61	201906 310-51300-34000	JUN MANAGEMENT FEES	*	3,750.00	
		6/01/19 61	201906 310-51300-35100	JUN INFORM TECHNOLOGY	*	133.33	
		6/01/19 61	201906 310-51300-31200	JUN DISSEMINATION SRVC	*	583.33	
		6/01/19 61	201906 310-51300-51000	OFFICE SUPPLIES	*	15.33	
		6/01/19 61	201906 310-51300-42000	POSTAGE	*	22.56	

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/19 61	201906 310-51300-42500	COPIES	*	156.45	
				GOVERNMENTAL MANAGEMENT SERVICES			4,661.00 000433
6/12/19 00004		5/29/19 107632	201904 310-51300-31500	APR GENERAL COUNSEL	*	752.00	
				HOPPING GREEN AND SAMS			752.00 000434
6/12/19 00020		6/01/19 436812	201906 320-57200-46100	JUN LAKE MAINTENANCE	*	1,170.00	
				LAKE DOCTORS, INC.			1,170.00 000435
6/26/19 00025		6/19/19 06192019	201906 320-57200-46500	JUN IRRIGATION REIMBURSE	*	871.57	
				CELESTINA MASTER HOA			871.57 000436
6/26/19 00011		6/07/19 190822	201905 310-51300-31100	MAY PROFESSIONAL SERVICES	*	787.50	
				ENGLAND THIMS & MILLER INC			787.50 000437
6/26/19 00017		6/21/19 06212019	201906 300-20700-10300	ST.JOHNS CTY TAX DIST 9	*	879.58	
				ISLES OF BARTRAM PARK CDD			879.58 000438
6/26/19 00017		6/21/19 06212019	201906 300-20700-10200	ST.JOHNS CTY TAX DIST 9	*	2,003.52	
				ISLES OF BARTRAM PARK CDD			2,003.52 000439
7/11/19 00004		7/24/19 108147	201905 310-51300-31500	MAY GENERAL COUNSEL	*	2,610.25	
				HOPPING GREEN AND SAMS			2,610.25 000440
7/11/19 00020		7/01/19 442903	201907 320-57200-46100	JUL LAKE MAINTENANCE	*	1,170.00	
				LAKE DOCTORS, INC.			1,170.00 000441
7/11/19 00018		7/01/19 357619	201907 320-53800-45501	JUL MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000442
7/18/19 00001		7/01/19 62	201907 310-51300-34000	JUL MANAGEMENT FEES	*	3,750.00	
		7/01/19 62	201907 310-51300-35100	JUL INFORM TECHNOLOGY	*	133.33	
		7/01/19 62	201907 310-51300-31200	JUL DISSEMINATION SERVICE	*	583.33	

IBTR ISLES OF BRTRM BPEREGRINO



Invoice

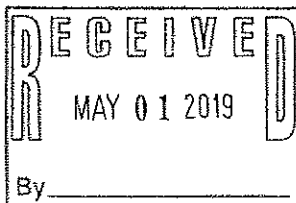
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

355664
5/1/2019

Terms
Due Date
Memo

Due on receipt
5/1/2019
MANAGEMENT SERV...



Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00

(A)

V-18

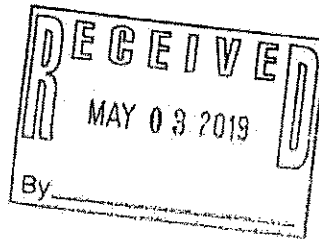
1-320-53800-45501

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Bill To:**

Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092



Invoice #: 59

Invoice Date: 4/1/19

Due Date: 4/1/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2019 1-310-513-340		3,750.00	3,750.00
Information Technology - April 2019 -11- - 351		133.33	133.33
Dissemination Agent Services - April 2019 -11- - 312		583.33	583.33
Office Supplies -11- - 510		0.42	0.42
Postage -11- - 120		15.44	15.44
Copies -11- - 125		6.60	6.60
Telephone -11- - 110		6.45	6.45

(A) V-1

Total \$4,495.57

Payments/Credits \$0.00

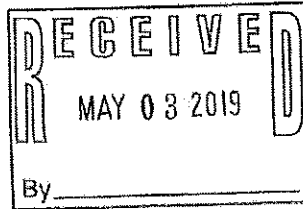
Balance Due \$4,495.57

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Bill To:**

Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092



Invoice #: 60

Invoice Date: 5/1/19

Due Date: 5/1/19

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - May 2019		3,750.00	3,750.00
Information Technology - May 2019		133.33	133.33
Dissemination Agent Services - May 2019		583.33	583.33
Office Supplies		0.12	0.12
Postage		38.91	38.91
Copies		5.55	5.55

Total \$4,511.24**Payments/Credits** \$0.00**Balance Due** \$4,511.24

Crystal Clean Pool Service, Inc
9020-1 Berry Ave.
Jacksonville, Florida 32211
904-855-8884
crystalcleanpools@comcast.net

Invoice

BILL TO

Celestina Fountain
Isles of Bartram Park C.D.D.
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M21818	05/09/2019	\$450.00	06/08/2019	Net 30	

P.O. NUMBER

April

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service Monthly Fountain Service <i>Apr.</i>	1	450.00	450.00

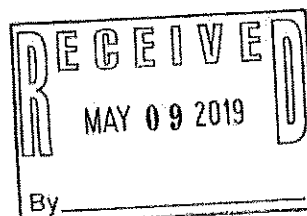
BALANCE DUE

\$450.00

V-21

(A)

1,320,572.463





3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

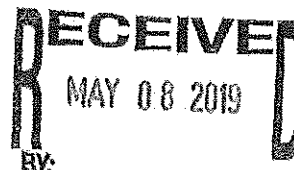
INVOICE

Invoice #	430665
Account #	721658
Invoice Date	5/1/2019
Due Date	5/11/2019
Rep	MAS

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

P.O. No.		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description		Amount
V-20 (H) 1,320,572.461	Monthly Water Management Service <div>RECEIVED MAY 08 2019 BY: _____</div> Customer Total Balance \$1,170.00		1,170.00
	Total Invoice		\$1,170.00



To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	430665
Account #	721658
Date	5/1/2019

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW	
____ Mastercard	____ Visa
____ American Express	
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	____ Check box if same as above
Signature	_____



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

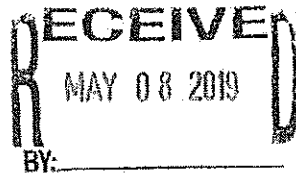
INVOICE

Invoice #	431505
Account #	723920
Invoice Date	5/1/2019
Due Date	5/31/2019
Rep	MAS

Bill To
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	
Item	Description	Amount
V-20 (A) 1,320.572.461	Fountain Service-Quarterly (R)	340.00
Customer Total Balance		\$680.00
Total Invoice		\$340.00



To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	431505
Account #	723920
Date	5/1/2019

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #		
Card Verification #		
Exp. Date #		
Print Name		
Billing Address:	Check box if same as above	
Signature		



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 20260	4/30/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o Bartram Park Owners Association
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: May 30, 2019

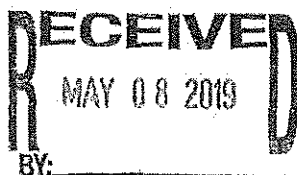
Invoice Amount: \$540.00

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

Grasses for Entry Lake Bank

Plant Installation

\$540.00



Invoice Total

\$540.00

Excluded

FOR COMMERCIAL LANDSCAPING

V-22
(A)

1,320,572.462

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

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 20261	4/30/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o Bartram Park Owners Association
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: May 30, 2019

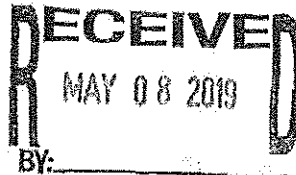
Invoice Amount: \$1,957.50

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

April Annual Rotation

Annual Installation

\$1,957.50



Invoice Total

\$1,957.50

(A)

V-22

COMMERCIAL LANDSCAPING

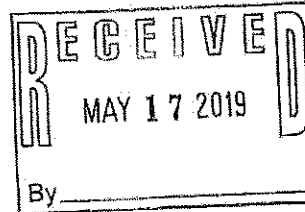
Should you have any questions or inquiries please call (386) 437-6211.

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

Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request



Date	Amount	Authorized By
May 17, 2019	\$656.25	Bernadette Peregrino

Payable to:

Bartram Park #28

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

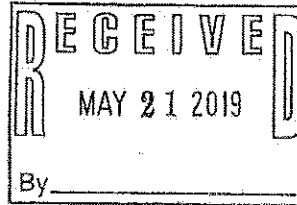
BNY check erroneously made out to Isles of Bartram Park
V-28 (A)
(Attach supporting documentation for request.)


Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 5/21/2019

To: Daniel Laughlin
Isles of Bartram CDD
475 West Town Place, Suite 114
St Augustine, FL 32092



	DESCRIPTION	AMOUNT
	Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 5/13/19)  V-25 1,320,572.463	\$402.73
Any questions please call Denise Powers 904-747-0181		
TOTAL AMOUNT DUE		\$402.73

Make all checks payable to: Celestina Master Homesowners Association Please mail or deliver to
Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

001 310, 515 3/15

(4) V-4

STATEMENT

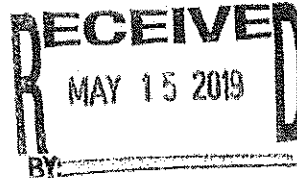
April 30, 2019

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 107277
Billed through 03/31/2019

General Counsel
IBPCDD 00001

mon
WSH



FOR PROFESSIONAL SERVICES RENDERED

03/01/19	WSH	Review property due diligence map; confer with Jusevitch.	0.60 hrs
03/01/19	KFJ	Research property ownership; confer with Haber.	0.50 hrs
03/04/19	WSH	Review real property due diligence and prepare correspondence to Rogers.	0.80 hrs
03/04/19	KFJ	Confer with Haber regarding property due diligence and ownership.	0.80 hrs
03/11/19	WSH	Prepare agreement for website ADA review.	0.50 hrs
03/12/19	WSH	Finalize website ADA contract; confer with Stephens.	0.20 hrs
03/25/19	WSH	Confer with auditor regarding legal update.	0.20 hrs
03/29/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$789.50

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	310 /hr	\$93.00
Jusevitch, Karen F.- Paralegal	1.30 hrs	120 /hr	\$156.00
Haber, Wesley S.	2.30 hrs	235 /hr	\$540.50

TOTAL FEES \$789.50

TOTAL CHARGES FOR THIS MATTER

\$789.50

BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	310 /hr	\$93.00
Jusevitch, Karen F.- Paralegal	1.30 hrs	120 /hr	\$156.00
Haber, Wesley S.	2.30 hrs	235 /hr	\$540.50

=====

TOTAL FEES

\$789.50

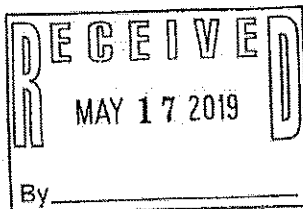
TOTAL CHARGES FOR THIS BILL

\$789.50

Please include the bill number on your check.



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253



INVOICE

Invoice #	414139
Account #	723920
Invoice Date	2/5/2019
Due Date	3/7/2019
Rep	MAS

Bill To
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	
Item	Description	Amount
	Fountain Service-Quarterly (R)	340.00
	<div style="text-align: center;">(A) V-20 1,320,572,463 461</div>	
	Customer Total Balance	\$680.00
	Total Invoice	\$340.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	414139
Account #	723920
Date	2/5/2019

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #		
Card Verification #		
Exp. Date #		
Print Name		
Billing Address:	Check box if same as above	
Signature		



YELLOWSTONE
LANDSCAPE

Bill To:

Isles of Bartram Park CDD at Celestina
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Property Name: Isles of Bartram CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 24478	5/15/2019
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 14, 2019

Invoice Amount: \$2,328.27

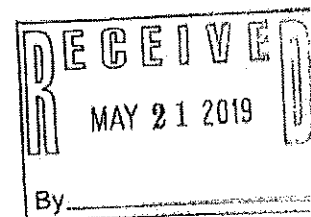
Description	Current Amount
Monthly Landscape Maintenance May 2019	\$1,545.43
Fert/Pest Control	\$593.26
Palm Pruning	\$70.20
Irrigation	\$119.38

Invoice Total **\$2,328.27**

Excellence
IN COMMERCIAL LANDSCAPING

(A) V-22

4320, 542, 462



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

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

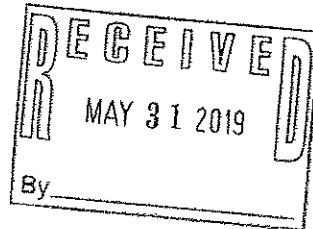
356597
6/1/2019

Terms
Due Date
Memo

Due on receipt
6/1/2019
MANAGEMENT SERV...

Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092



Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00

V-18

(A)

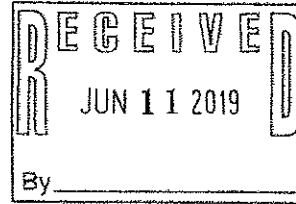
Line

1,320,538.45501

Crystal Clean Pool Service, Inc
9020-1 Berry Ave.
Jacksonville, Florida 32211
904-855-8884
crystalcleanpools@comcast.net

Invoice

BILL TO
Celestina Fountain Isles of Bartram Park C.D.D. 475 West Town Place Suite 114 St. Augustine, FL 32092



INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M22084	06/11/2019	\$450.00	07/11/2019	Net 30	

P.O. NUMBER

May

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service Monthly Fountain Service <i>May</i>	1	450.00	450.00

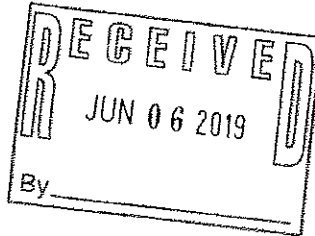
BALANCE DUE

\$450.00

V-21

(A)

1,320,572.464

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**Invoice #: 61
Invoice Date: 6/1/19
Due Date: 6/1/19
Case:
P.O. Number:**Bill To:**Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustline, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - June 2019 1,370.573.340		3,750.00	3,750.00
Information Technology - June 2019 357		133.33	133.33
Dissemination Agent Services - June 2019 3/2		583.33	583.33
Office Supplies 570		15.33	15.33
Postage 420		22.56	22.56
Copies 425		156.45	156.45
		Total	\$4,661.00
		Payments/Credits	\$0.00
		Balance Due	\$4,661.00

V-1 (A)

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

V-4 (A)
1,810,573,315

STATEMENT

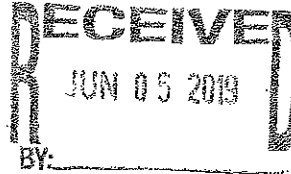
May 29, 2019

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 107632
Billed through 04/30/2019

General Counsel
IBPCDD 00001

WSH



FOR PROFESSIONAL SERVICES RENDERED

04/01/19	WSH	Review and revise audit.	0.80 hrs
04/02/19	WSH	Review audit; confer with Peregrino regarding same.	0.80 hrs
04/23/19	WSH	Review correspondence from Stephens and begin preparing general election resolution.	0.50 hrs
04/24/19	WSH	Prepare general election resolution; confer with Stephens.	0.50 hrs
04/24/19	KFJ	Prepare general election resolution; confer with Haber.	0.40 hrs
04/30/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$752.00

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	310 /hr	\$93.00
Jusevitch, Karen F.- Paralegal	0.40 hrs	120 /hr	\$48.00
Haber, Wesley S.	2.60 hrs	235 /hr	\$611.00

TOTAL FEES \$752.00

TOTAL CHARGES FOR THIS MATTER \$752.00

BILLING SUMMARY

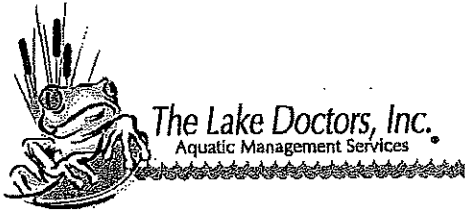
Stuart, Cheryl G.	0.30 hrs	310 /hr	\$93.00
Jusevitch, Karen F.- Paralegal	0.40 hrs	120 /hr	\$48.00
Haber, Wesley S.	2.60 hrs	235 /hr	\$611.00

TOTAL FEES \$752.00

TOTAL CHARGES FOR THIS BILL \$752.00

=====

Please include the bill number on your check.



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	436812
Account #	721658
Invoice Date	6/1/2019
Due Date	6/11/2019
Rep	MAS

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided	
	NET 10 DAYS		
Item	Description	Amount	
	Monthly Water Management Service	1,170.00	
	<div style="display: flex; justify-content: space-between;"> <div> V-20 (A) 1,320,572.46 </div> <div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED JUN 05 2019 </div> </div> </div>		
	Customer Total Balance	\$1,170.00	
	Total Invoice	\$1,170.00	

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	436812
Account #	721658
Date	6/1/2019

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



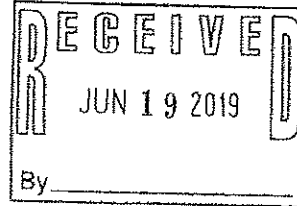
IF PAYING BY CREDIT CARD, FILL OUT BELOW		
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa	<input type="checkbox"/> American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	_____ Check box if same as above	
Signature	_____	

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 6/19/2019

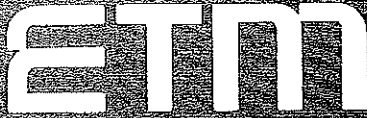
To: Daniel Laughlin
Isles of Bartram CDD
475 West Town Place, Suite 114
St Augustine, FL 32092



1.32.572.465
25

	DESCRIPTION	AMOUNT
	Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 6/13/19)	\$871.57
Any questions please call Denise Powers 904-747-0181		
TOTAL AMOUNT DUE		\$871.57

Make all checks payable to: Celestina Master Homeowners Association. Please mail or deliver to Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.



VISION • EXPERIENCE • RESULTS

Isles Of Bartram CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

June 7, 2019

Project No: 13125.03000

Invoice No: 0190822

Project 13125.03000 Isles of Bartram CDD

Professional Services rendered through May 31, 2019

1-31-513-311

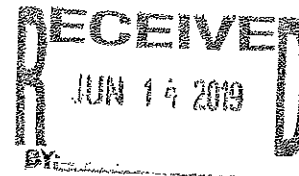
1/

Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	3.50	225.00	787.50
Totals	3.50		787.50
Total Labor			787.50

Invoice Total this Period

\$787.50

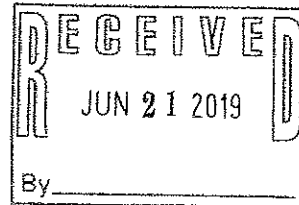


England-Thiny & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8690 • Fax 904-946-9485
CA-00002584 LC-0000318

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
June 21, 2019	\$879.58	Bernadette Peregrino

Payable to:

Isles of Bartram Park #17 -2017

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
------	---------------------

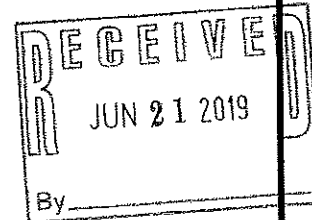
Intended Use of Funds Requested:

4/24/19	\$	879.58 St Johns Cty Tax Dist 9
	\$	879.58
(Attach supporting documentation for request.)		

Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request



Date	Amount	Authorized By
June 21, 2019	\$2,003.52	Bernadette Peregrino

Payable to:

Isles of Bartram Park #17 - 2015

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200
------	---------------------

Intended Use of Funds Requested:

4/24/19 \$ 2,003.52 St Johns Cty Tax Dist 9
\$ 2,003.52

(Attach supporting documentation for request.)

**ISLES OF BARTRAM PARK CDD
FISCAL YEAR 2019 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY19 O&M ASMT	TOTAL ASMTS
LENNAR	281	141,082.96	216,501.34	36,354.60	393,938.90
TOTAL DIRECT INVOICES NET	281	141,082.96	216,501.34	36,354.60	393,938.90
TAX ROLL NET	335	292,215.75	128,287.99	106,826.68	527,330.42
TOTAL DISTRICT NET	616	433,298.71	344,789.33	143,181.28	921,269.32

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY19 O&M ASMT	TOTAL RECEIVED
LENNAR	230,790.92	53,611.52	82,270.51	27,265.95	163,147.98
TOTAL DIRECT INVOICES	230,790.92	53,611.52	82,270.51	27,265.95	163,147.98
TAX ROLL RECEIVED / DUE	(335.73)	292,401.81	128,369.67	106,894.67	527,666.15
TOTAL RECEIPTS / DUE	230,455.19	346,013.33	210,640.18	134,160.62	690,814.13

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY19 O&M ASMT	TOTAL RECEIVED
1	11/7/2018	-	-	-	-
2	11/19/2018	16,875.38	7,408.59	6,169.21	30,453.18
3	11/27/2018	17,147.79	7,528.19	6,268.79	30,944.77
4	12/13/2018	96,604.58	42,411.16	35,316.19	174,331.93
5	12/27/2018	42,572.12	18,689.93	15,563.28	76,825.33
INTEREST	1/10/2019	43.50	19.10	15.90	78.50
6	1/28/2019	100,574.11	44,153.85	36,767.35	181,495.31
7	2/25/2019	8,908.59	3,911.03	3,256.76	16,076.38
8	3/19/2019	7,146.23	3,137.32	2,612.48	12,896.03
INTEREST	4/11/2019	525.99	230.92	192.28	949.19
9	4/24/2019	2,003.52	879.58	732.43	3,615.53
TAX CERTIFICATES	6/19/2019	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		292,401.81	128,369.67	106,894.67	527,666.15

PERCENT COLLECTED DIRECT	38%	38%	75%	41%
PERCENT COLLECTED TAX ROLL	100%	0%	100%	100%
PERCENT COLLECTED TOTAL	80%	61%	94%	75%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/18,
1/1/19, 4/1/19, 7/1/19.

DEBT SERVICE ASSESSMENTS ARE DUE IN INSTALLMENTS WITH 50% DUE 4/1/19 AND 50%
DUE 9/30/19

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6626
Tallahassee, FL 32314
850.222.7500

V-4 (A)
1, 3/0, 5/3, 3/5

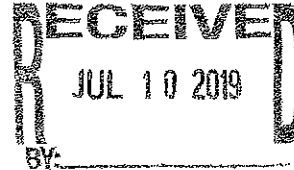
STATEMENT

June 24, 2019

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 108147
Billed through 05/31/2019

General Counsel
IBPCDD 00001 WSH



FOR PROFESSIONAL SERVICES RENDERED

05/01/19	WSH	Prepare budget approval resolution.	0.30 hrs
05/01/19	KFJ	Prepare budget approval resolution; correspond with district manager.	0.20 hrs
05/02/19	WSH	Review meetings minutes; confer with Stephens regarding same; review correspondence from Rogers regarding property conveyance; begin preparing documents regarding same.	0.70 hrs
05/02/19	KFJ	Prepare conveyance documents; confer with Haber.	1.60 hrs
05/13/19	WSH	Finalize conveyance documents; confer with Maggiore and Rogers regarding same.	0.70 hrs
05/13/19	KFJ	Confer with Haber; amend conveyance documents.	0.30 hrs
05/14/19	WSH	Confer with Maggiore and Rogers regarding conveyance documents; prepare for board meeting.	0.70 hrs
05/15/19	WSH	Prepare for, travel to and participate in board meeting; return travel.	2.60 hrs
05/16/19	JMW	Review real property conveyance documents and status.	0.40 hrs
05/24/19	WSH	Review correspondence; research property conveyance.	0.20 hrs
05/28/19	JEM	Review title search report and supporting documents.	2.40 hrs
05/29/19	JEM	Continued review and analysis of title search materials.	1.80 hrs
05/30/19	WSH	Prepare correspondence to Rogers and Maggiore regarding conveyances.	0.30 hrs
Total fees for this matter			\$2,548.50

DISBURSEMENTS

Travel	58.68
Travel - Meals	3.07
Total disbursements for this matter	\$61.75

MATTER SUMMARY

Merritt, Jason E.	4.20 hrs	220 /hr	\$924.00
Walters, Jason M.	0.40 hrs	200 /hr	\$80.00
Jusevitch, Karen F.- Paralegal	2.10 hrs	120 /hr	\$252.00
Haber, Wesley S.	5.50 hrs	235 /hr	\$1,292.50

TOTAL FEES	\$2,548.50
TOTAL DISBURSEMENTS	\$61.75

TOTAL CHARGES FOR THIS MATTER	\$2,610.25
--------------------------------------	-------------------

BILLING SUMMARY

Merritt, Jason E.	4.20 hrs	220 /hr	\$924.00
Walters, Jason M.	0.40 hrs	200 /hr	\$80.00
Jusevitch, Karen F.- Paralegal	2.10 hrs	120 /hr	\$252.00
Haber, Wesley S.	5.50 hrs	235 /hr	\$1,292.50

TOTAL FEES	\$2,548.50
TOTAL DISBURSEMENTS	\$61.75

TOTAL CHARGES FOR THIS BILL	\$2,610.25
------------------------------------	-------------------

Please include the bill number on your check.



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	442903
Account #	721658
Invoice Date	7/1/2019
Due Date	7/11/2019
Rep	MAS

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

P.O. No.		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description		Amount
V-20 (A) 1,320.572.461	Monthly Water Management Service		1,170.00
	<div>RECEIVED JUL 08 2019 BY _____</div>		
	Customer Total Balance \$1,170.00		
	Total Invoice		\$1,170.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	442903
Account #	721658
Date	7/1/2019

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW		
____ Mastercard	____ Visa	____ American Express
Card # _____		
Card Verification # _____		
Exp. Date # _____		
Print Name _____		
Billing Address: _____	Check box if same as above	
Signature _____		



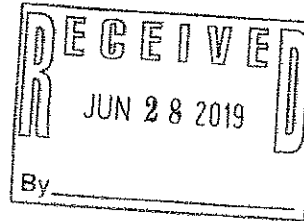
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 357619
Date 7/1/2019
Terms Due on receipt
Due Date 7/1/2019
Memo MANAGEMENT SERV...

Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092



Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00

V-18 (A)

July

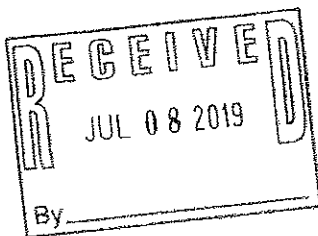
1.320.538.45501

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Bill To:

Isle of Bartram Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Invoice #: 62
Invoice Date: 7/1/19
Due Date: 7/1/19
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - July 2019 1,310.573, 340		3,750.00	3,750.00
Information Technology - July 2019 357		133.33	133.33
Dissemination Agent Services - July 2019 3/2		583.33	583.33
Office Supplies 370		0.27	0.27
Postage 420		9.99	9.99
Copies 425		2.10	2.10
Telephone 410		6.31	6.31

V-1 (A)

Total \$4,485.33

Payments/Credits \$0.00

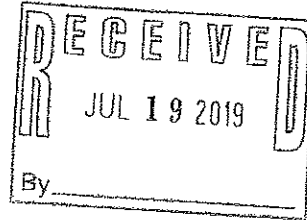
Balance Due \$4,485.33

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 7/19/2019

To: Daniel Laughlin
Isles of Bartram CDD
475 West Town Place, Suite 114
St Augustine, FL 32092



DESCRIPTION		AMOUNT
Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 7/15/19)		\$1003.87
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$1003.87

V-28 (A)
1,320.572.4165

Make all checks payable to: Celestina Master Homeowners Association Please mail or deliver to
Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.

Grau and Associates

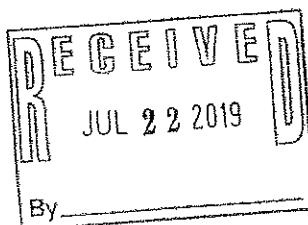
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Isles of Bartram Park
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 18526
Date 07/16/2019



SERVICE

AMOUNT

Arbitrage Series 2015 FYE 010/31/2018

\$ 600.00

Current Amount Due

\$ 600.00

V-13 (A)
1,310,573.352

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

D.

Isles of Bartram Park

Community Development District

Funding Request #35

August 9, 2019

FY2019

PAYEE		GENERAL FUND	
1	Celestina Master HOA, Inc Irrigation Reimbursement Inv #7/19/19	\$	1,003.87
2	Governmental Management Services, LLC July Mangement Fees Inv #62 7/1/19	\$	4,485.33
3	Grau & Associates Arbitrage Series 2015 FYE 10/31/18	\$	600.00
4	Hopping Green & Sams May General Counsel Inv #108147 6/24/19	\$	2,610.25
5	The Lake Doctors, Inc. July Lake Maintenance Inv #442903 7/1/19	\$	1,170.00
6	Vesta July Management Services Inv #357619 7/1/19	\$	500.00
7	Yellowstone Landscape July Landscape Maintenance Inv #JAX 38767 7/15/19 July Annual Rotation Inv #JAX 40150 7/31/19	\$ \$	2,328.27 1,957.50
Total Funding Request		\$	14,655.22

Please make check payable to:

Isles of Bartram Park CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

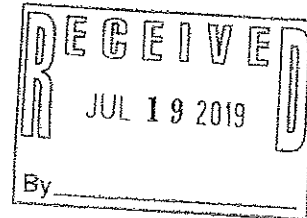
Signature: _____
Secretary/Asst. Secretary

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 7/19/2019

To: Daniel Laughlin
Isles of Bartram CDD
475 West Town Place, Suite 114
St Augustine, FL 32092



DESCRIPTION		AMOUNT
Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 7/15/19)		\$1003.87
Any questions please call Vesta WGV Office 904-747-0181		
V-25 (A) 1,320.572.465		
TOTAL AMOUNT DUE		\$1003.87

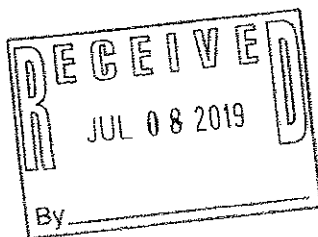
Make all checks payable to: Celestina Master Homesowners Association Please mail or deliver to
Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Bill To:

Isle of Bartram Park CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Invoice #: 62
Invoice Date: 7/1/19
Due Date: 7/1/19
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - July 2019 <i>1,310.573, 340</i>		3,750.00	3,750.00
Information Technology - July 2019 <i>357</i>		133.33	133.33
Dissemination Agent Services - July 2019 <i>3/2</i>		583.33	583.33
Office Supplies <i>370</i>		0.27	0.27
Postage <i>420</i>		9.99	9.99
Copies <i>425</i>		2.10	2.10
Telephone <i>410</i>		6.31	6.31
<i>V-l (A)</i>			

Total \$4,485.33

Payments/Credits \$0.00

Balance Due \$4,485.33

Grau and Associates

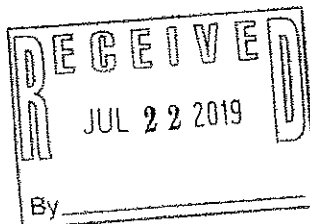
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Isles of Bartram Park
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 18526
Date 07/16/2019



SERVICE

AMOUNT

Arbitrage Series 2015 FYE 010/31/2018

\$ 600.00

Current Amount Due

\$ 600.00

V-13 (A)
1,310,573,352

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

V-4 (A)

1, 3/0, 5/3, 3/5

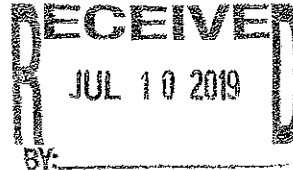
STATEMENT

June 24, 2019

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 108147
Billed through 05/31/2019

General Counsel
IBPCDD 00001 WSH



FOR PROFESSIONAL SERVICES RENDERED

05/01/19	WSH	Prepare budget approval resolution.	0.30 hrs
05/01/19	KFJ	Prepare budget approval resolution; correspond with district manager.	0.20 hrs
05/02/19	WSH	Review meetings minutes; confer with Stephens regarding same; review correspondence from Rogers regarding property conveyance; begin preparing documents regarding same.	0.70 hrs
05/02/19	KFJ	Prepare conveyance documents; confer with Haber.	1.60 hrs
05/13/19	WSH	Finalize conveyance documents; confer with Maggiore and Rogers regarding same.	0.70 hrs
05/13/19	KFJ	Confer with Haber; amend conveyance documents.	0.30 hrs
05/14/19	WSH	Confer with Maggiore and Rogers regarding conveyance documents; prepare for board meeting.	0.70 hrs
05/15/19	WSH	Prepare for, travel to and participate in board meeting; return travel.	2.60 hrs
05/16/19	JMW	Review real property conveyance documents and status.	0.40 hrs
05/24/19	WSH	Review correspondence; research property conveyance.	0.20 hrs
05/28/19	JEM	Review title search report and supporting documents.	2.40 hrs
05/29/19	JEM	Continued review and analysis of title search materials.	1.80 hrs
05/30/19	WSH	Prepare correspondence to Rogers and Maggiore regarding conveyances.	0.30 hrs
Total fees for this matter			\$2,548.50

DISBURSEMENTS

Travel	58.68
Travel - Meals	3.07
Total disbursements for this matter	\$61.75

MATTER SUMMARY

Merritt, Jason E.	4.20 hrs	220 /hr	\$924.00
Walters, Jason M.	0.40 hrs	200 /hr	\$80.00
Jusevitch, Karen F.- Paralegal	2.10 hrs	120 /hr	\$252.00
Haber, Wesley S.	5.50 hrs	235 /hr	\$1,292.50

TOTAL FEES	\$2,548.50
TOTAL DISBURSEMENTS	\$61.75

TOTAL CHARGES FOR THIS MATTER	\$2,610.25
--------------------------------------	-------------------

BILLING SUMMARY

Merritt, Jason E.	4.20 hrs	220 /hr	\$924.00
Walters, Jason M.	0.40 hrs	200 /hr	\$80.00
Jusevitch, Karen F.- Paralegal	2.10 hrs	120 /hr	\$252.00
Haber, Wesley S.	5.50 hrs	235 /hr	\$1,292.50

TOTAL FEES	\$2,548.50
TOTAL DISBURSEMENTS	\$61.75

TOTAL CHARGES FOR THIS BILL	\$2,610.25
------------------------------------	-------------------

Please include the bill number on your check.



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	442903
Account #	721658
Invoice Date	7/1/2019
Due Date	7/11/2019
Rep	MAS

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided	
	NET 10 DAYS		
Item	Description	Amount	
	Monthly Water Management Service	1,170.00	
<div style="text-align: center;"> BY: _____ </div>			
V-20 (A) 1,320.572.461		Customer Total Balance \$1,170.00	
Total Invoice		\$1,170.00	

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	442903
Account #	721658
Date	7/1/2019

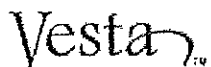
Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	_____ Check box if same as above	
Signature	_____	



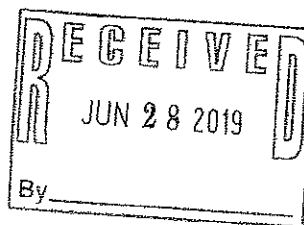
Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 357619
Date 7/1/2019
Terms Due on receipt
Due Date 7/1/2019
Memo MANAGEMENT SERV...

Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092



Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00

V-18 (A)

July

1.320.538.45501



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 38767	7/15/2019
TERM	PG NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o Bartram Park Owners Association
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Remit To:

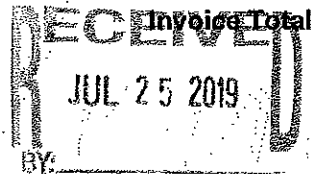
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: August 14, 2019

Invoice Amount: \$2,328.27

Description	Current Amount
Monthly Landscape Maintenance July 2019	\$2,328.27



Invoice Total

\$2,328.27

IN COMMERCIAL LANDSCAPING

V-22 Ⓟ 1,320, 572, 462

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

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 40150	7/31/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o Bartram Park Owners Association
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Remit To:

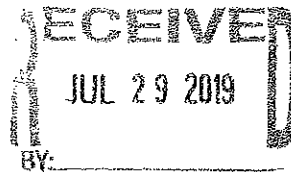
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: August 30, 2019

Invoice Amount: \$1,957.50

Description	Current Amount
July Annual Rotation	
Annual Installation	\$1,957.50



Invoice Total **\$1,957.50**

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