

ISLES OF BARTRAM PARK
Community Development District

July 22, 2020

Isles of Bartram

Community Development District

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

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

July 15, 2020

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, July 22, 2020 at 2:00 p.m.** via *Zoom* Media Technology. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the May 20, 2020 Meeting
- IV. Public Hearing
 - A. Consideration of Resolution 2020-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021
 - B. Consideration of Resolution 2020-06, Imposing Special Assessments and Certifying an Assessment Roll
- V. Consideration of Resolution 2020-09, Accepting Transfer of SJRWMD Permits
- VI. Discussion of Upcoming Renewal for Landscape Maintenance with Yellowstone Landscape
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Presentation of FY 2021 Meeting Schedule
- IX. Supervisors' Requests
- X. Audience Comments
- XI. Financial Reports
 - A. Balance Sheet as of June 30, 2020 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Next Scheduled Meeting – **TBD**
- XIII. Adjournment

Minutes from the May 20, 2019 meeting are enclosed for your review.

The fourth order of business is the public hearing for consideration of resolution 2020-05, relating to annual appropriations and adopting the budget for fiscal year 2021. Following is the consideration of

resolution 2020-06, imposing special assessments and certifying an assessment roll. A copy of each resolution is enclosed for your review.

The fifth order of business is the consideration of resolution 2020-09 accepting transfer of SJRWMD permits. A copy of the resolution is enclosed for your review.

The sixth order of business is the discussion of upcoming renewal for landscape services with Yellowstone Landscape. A copy of the existing agreement is enclosed for your convenience.

Listed under manager reports is the reports is the presentation of FY 2021 Meeting Schedule.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, check register and requisition 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: Wes Haber
Darrin Mossing

AGENDA

Isles of Bartram Park Community Development District Agenda

Wednesday
July 22, 2020
2:00 p.m.

www.IslesofBartramParkCDD.com
ZOOM: <https://zoom.us/join>

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the May 20, 2020 Meeting
- IV. Public Hearing
 - A. Consideration of Resolution 2020-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021
 - B. Consideration of Resolution 2020-08, Imposing Special Assessments and Certifying an Assessment Roll
- V. Consideration of Resolution 2020-09, Accepting Transfer of SJRWMD Permits
- VI. Discussion of Upcoming Renewal for Landscape Maintenance with Yellowstone Landscape
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Presentation of FY 2021 Meeting Schedule
- IX. Supervisors' Requests
- X. Audience Comments
- XI. Financial Reports
 - A. Balance Sheet as of June 30, 2020 and Statement of Revenues &

Expenditures

B. Assessment Receipt Schedule

C. Approval of Check Register

XII. Next Scheduled Meeting – **TBD**

XIII. Adjournment

MINUTES

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 Wednesday, May 20, 2020 at 2:00 p.m. via Zoom conferencing.

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
Matt Maggione	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comment

There were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 20, 2019 Meeting

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

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

FOURTH ORDER OF BUSINESS

Public Hearing for Consideration of Resolution 2020-02, Adopting Amended and Restated Rules of Procedure

Mr. Oliver stated we noticed the public hearing on the amended and restated rules of procedure.

On MOTION by Ms. Rogers seconded by Ms. Feiner with all in favor the Public Hearing for Adopting the Amended and Restated Rules of Procedure was opened.

Mr. Haber stated when these rules were first provided to the board, we also circulated a redlined version to show the changes that were made to current rules of procedure. In large part, the rules of procedure are rules that our firm drafts and get adopted when a CDD is first established. They govern such things as the way meetings are scheduled, how an agenda is created and the manner in which various things are procured. From time to time, laws change and we update those rules to comply with the laws. We are required to adopt changes to those rules by public hearing. We have scheduled the public hearing. We have noticed the public hearing.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor Resolution 2020-02 Adopting Amended and Restated Rules of Procedure was approved.

On MOTION by Ms. Rogers seconded by Ms. Feiner with all in favor the Public Hearing for Adopting the Amended and Restated Rules of Procedure was closed.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-03, Adopting Internal Controls Policy

Mr. Haber stated this is also a document that my firm prepared. These are policies and not rules. They are not required to be adopted by a public hearing. The law was recently changed that required units of government to put affirmative steps in place to detect and prevent fraud, waste and abuse. In large part, CDDs already had these in place but our office thought it was in the best interest of the CDDs that we represent to evidence affirmative steps to be taken by the CDDs to put these rules in place, so we worked with your District management company and we worked with a number of the auditors that frequently audit CDDs throughout the State to put together the policies that you find behind Resolution 2020-03. Auditors are comfortable that

they comply with Florida Law and your management company has indicated that they will be able to implement these policies.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor Resolution 2020-03 Adopting Internal Controls Policy was approved.

SIXTH ORDER OF BUSINESS

Presentation of Financial Audit for Fiscal Year 2019

Mr. Oliver stated this is a clean audit. There are no exceptions to this audit. The auditor's opinion letter states, "In our opinion financial statements referred to above present fairly in all material respects, the respective financial position of the governmental activities in each major fund of the District as of September 30, 2019." On page 23 is the independent auditors report on internal controls. The second paragraph from the bottom states, "During our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses." There were no current year findings. There were no prior year findings. We are fully compliant with the provisions of the auditor general. The District has not met one or more financial emergency conditions described in Section 518.503(1), Florida Statutes.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor the Financial Audit for Fiscal Year 2019 was accepted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-04, Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing Date for Adoption

Mr. Oliver stated we are proposing you set the public hearing for adopting the budget for July 22nd at 2:00 p.m. This budget has no changes in assessments. I did notice that we have some room in the utilities line item that we can shift over if there are any additional costs in the landscaping or lake maintenance.

On MOTION by Ms. Rogers seconded by Ms. Feiner with all in favor Resolution 2020-04 Approving Fiscal Year 2021 Proposed Budget and Setting a Public Hearing for July 22, 2020 at 2:00 p.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092 was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2020-05, Setting Landowners' Election Date**

Mr. Oliver stated we have three seats with expiring seats in 2020. Two of the seats will be filled by general election and the seat that Zenzi is in will be filled by a landowners' election. Landowners election are one vote per lot or one vote per acre or a fraction of an acre of undeveloped lands.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor Resolution 2020-05 Setting the Landowners' Election Date to November 18, 2020 at 2:00 p.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092 was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2020-06, Begin Conducting General Elections**

Mr. Oliver stated we have now come to the point in the District's life where the District is at least six years old and has more than 250 registered voters living within the District. Currently, there are 547 registered voters residing in the District. Seat numbers three and five will be filled by general election, so they will be filled by residents.

Mr. Haber stated two years from then, two more seats will be up for general election and at that time, it will be a resident controlled board with 4:1.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor Resolution 2020-06 Begin Conducting General Elections was approved.

TENTH ORDER OF BUSINESS**Consideration of Agreement with Lake Doctors, Inc. for Fountain Maintenance Services**

Mr. Oliver stated included in your agenda package is an agreement with Lake Doctors, Inc. for fountain maintenance services.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor Agreement with Lake Doctors, Inc. for Fountain Maintenance Services \$350 per quarter was ratified.

ELEVENTH ORDER OF BUSINESS**Consideration of Agreement with Lake Doctors, Inc for Lake Maintenance Services**

Mr. Oliver stated included in your agenda package is an agreement with Lake Doctors, Inc. for lake maintenance services.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor the Agreement with Lake Doctors, Inc. for Lake Maintenance Services for \$1,670 per month was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resident Request for Release of Easement

Mr. Haber stated the District received a request from a resident about doing some improvements to their home that would impact the maintenance and drainage easement. Presently that easement is in the name of the Developer. I think the expectation is that easement would be assigned to the CDD. Matt Maggiore reviewed it and believed that the improvements would impact the Districts ability to adequately maintain the stormwater improvements and as a result, to the extent that there was any inclination on the part of the board to approve the request that an agreement be put in place. I think we need to have a discussion on whether there is any interest considering the resident request to impact the easement.

Ms. Rogers stated I typically deny these, so that we don't have any issues. I would be inclined to deny it because I don't want to set a precedent.

Mr. Haber stated the CDD does not have the easement, so to the extent that you were the owner of the easement, you are not in favor of authorizing the request. To the extent that we want to start working towards getting those easements assigned to the CDD, maybe we could get a motion authorizing your Chair to work with staff and the Developer to have the drainage and maintenance easements identified on the plat assigned to the CDD.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor to Authorize Chair to Work with Staff & the Developer to Have the Drainage & Maintenance Easements Identified on the Plat Assigned to the CDD was approved.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated at a prior meeting this board approved the conveyance of the ponds from the Developer to the CDD. I have worked with your engineer and we have an engineering certificate, a bill of sale and a deed that Zenzi is reviewing, so we anticipate that will be completed between now and your next meeting. With the conveyance of the ponds is the

assignment of the water management district for those ponds from the Developer to the CDD. Matt Maggiore has indicated that once that conveyance is complete that assignment is appropriate, so the expectation is for your next meeting we will have a resolution prepared where the District can consider accepting the assignment of those permits and then we can take requisite actions with the water management district to have them formally assigned.

B. Engineer

There being none, the next item followed.

C. Manager – Report on Number of Registered Voters

Mr. Oliver stated we are required each year to put on the record, the number of registered voters living in the District. There are 547 registered voters residing in the District as of April 2020.

FIFTEENTH ORDER OF BUSINESS Supervisors' Requests

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of April 30, 2020 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. Panchula with all in favor the Check Register was approved.

D. Ratification of Requisition No. 2

Mr. Oliver stated included in your agenda package is Requisition No. 2.

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor Requisition No. 2 was ratified.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 22, 2020 at
2:00 p.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is July 22, 2020 at 2:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

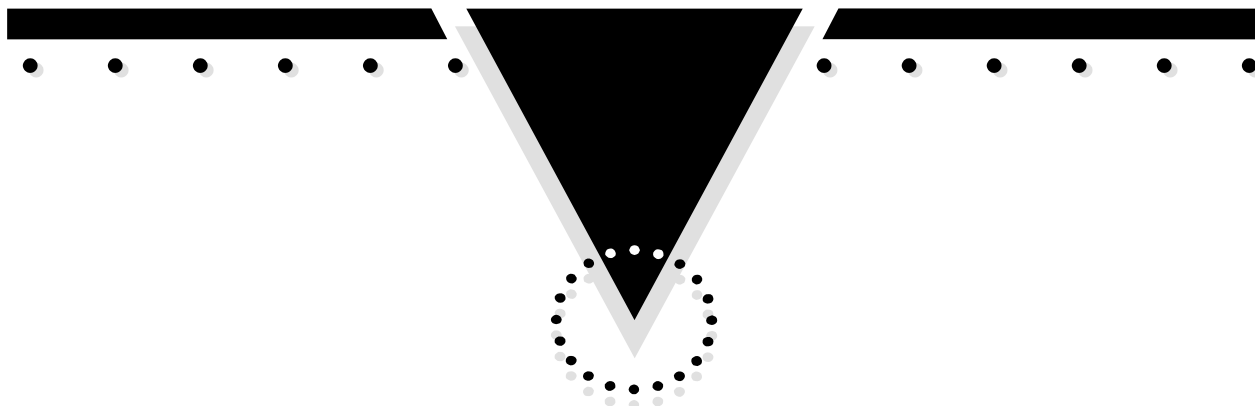
Adjournment

On MOTION by Ms. Rogers seconded by Mr. Panchula with all in favor the Meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS



*Isles of Bartram Park
Community Development District*

Approved Budget

FY 2021

July 22, 2020



Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET

GENERAL FUND BUDGET

Summary Revenues and Expenditures	Page 1
Narrative – Administrative and Maintenance	Page 2-5
Series 2015 Special Assessments Bonds	Page 6-8
Series 2017 Special Assessments Bonds	Page 9-11

Isles of Bartram Park

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual YTD 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<u>Revenues</u>					
Developer Contributions	\$8,786	\$11,843	\$0	\$11,843	\$20,136
Assessments - Tax Roll	\$166,139	\$166,026	\$114	\$166,139	\$166,139
Assessments - Direct Assessments	\$30,296	\$22,722	\$7,574	\$30,296	\$30,296
Total Revenues	\$205,221	\$200,590	\$7,688	\$208,278	\$216,571
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisors Fees	\$4,000	\$1,400	\$2,000	\$3,400	\$4,000
FICA	\$306	\$107	\$153	\$260	\$306
Engineering	\$6,000	\$2,306	\$894	\$3,200	\$6,000
Dissemination	\$7,000	\$5,250	\$1,750	\$7,000	\$7,000
Arbitrage	\$600	\$600	\$600	\$1,200	\$1,200
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$10,000	\$3,309	\$7,000	\$10,309	\$10,000
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,100
Trustee Fees	\$8,000	\$7,333	\$0	\$7,333	\$8,000
Management Fees	\$45,000	\$33,750	\$11,250	\$45,000	\$45,000
Information Technology	\$1,600	\$1,200	\$400	\$1,600	\$1,600
Telephone	\$150	\$7	\$21	\$28	\$150
Postage	\$300	\$145	\$60	\$205	\$300
Insurance	\$8,500	\$7,843	\$0	\$7,843	\$8,500
Printing & Binding	\$1,300	\$333	\$967	\$1,300	\$1,300
Legal Advertising	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Other Current Charges	\$750	\$200	\$300	\$500	\$500
Office Supplies	\$200	\$17	\$83	\$100	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website ADA Compliance	\$1,200	\$0	\$0	\$0	\$0
Total Administrative	\$106,081	\$72,975	\$27,478	\$100,453	\$105,331
<u>Field</u>					
Landscape Maintenace	\$45,000	\$35,999	\$14,371	\$50,370	\$52,600
Lake Maintenance	\$18,840	\$13,530	\$5,010	\$18,540	\$24,840
Waterfall/Entry Pond Maintenance	\$5,400	\$3,600	\$1,350	\$4,950	\$5,400
Lake Fountains Maintenance	\$1,400	\$5,622	\$350	\$5,972	\$1,400
Management	\$6,000	\$4,500	\$1,500	\$6,000	\$6,000
Utilities	\$20,000	\$7,932	\$2,068	\$10,000	\$20,000
General Maintenance	\$2,500	\$0	\$2,500	\$2,500	\$1,000
Total Field	\$99,140	\$71,182	\$27,150	\$98,332	\$111,240
Total Expenditures	\$205,221	\$144,158	\$54,627	\$198,785	\$216,571
Excess Revenues/(Expenditures)	\$0	\$56,433	(\$46,940)	\$9,493	\$0

Description	Units	Gross Per Unit	Gross Assesment
Gross Assesment - Tax Collector	616	\$339	\$208,973
Less: Discounts & Collections (6%)			(\$12,538)
Net Assesment - Tax Collector			\$196,435

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2021

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.

FICA 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.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
GMS	\$ 583	\$ 7,000

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 2021

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 2021

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. Other services includes annual and plant rotation and mulch installation.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	\$ 2,670	\$ 32,035
Other Services	\$ 1,714	\$ 20,565
	\$ 4,383	\$ 52,600

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.

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Lake Maintenance	\$ 1,670	\$ 20,040
Triploid Grass Carp	\$ -	\$ 4,800
Total		\$ 24,840

Waterfall/Pond Entry Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Crystal Clean Pool Service	\$ 450	\$ 5,400

Lake Fountains Maintenance

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

<u>Contract</u>	<u>Quarterly</u>	<u>Annual</u>
The Lake Doctor's	\$ 350	\$ 1,400

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2021

Management Company

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 500	\$ 6,000

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

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<i>Revenues</i>					
<i>Assessments</i>	\$441,260	\$402,025	\$35,628	\$437,653	\$433,476
<i>Interest Income</i>	\$100	\$3,806	\$153	\$3,959	\$2,000
<i>Carry Forward Surplus*</i>	\$293,607	\$312,764	\$0	\$312,764	\$334,698
<i>Total Revenues</i>	\$734,967	\$718,595	\$35,781	\$754,376	\$770,174
<i>Expenditures</i>					
<i>Series 2015</i>					
<i>Interest - 11/01</i>	\$156,038	\$156,050	\$0	\$156,050	\$153,506
<i>Principal - 11/01</i>	\$110,000	\$110,000	\$0	\$110,000	\$110,000
<i>Interest - 05/01</i>	\$153,631	\$153,628	\$0	\$153,628	\$151,100
<i>Total Expenditures</i>	\$419,669	\$419,678	\$0	\$419,678	\$414,606
<i>Excess Revenues</i>	\$315,298	\$298,917	\$35,781	\$334,698	\$355,568

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

<i>11/1/21 Interest</i>	\$151,100
<i>11/1/21 Principal</i>	\$115,000
	\$266,100

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	128	\$1,205	\$154,226
73'	110	\$1,389	\$152,777
83'	90	\$1,371	\$123,352
90'	20	\$1,572	\$31,436
Total	348		\$461,791
Less: Discounts & Collections (6%)			\$28,315
Net Annual Assesment			\$433,476

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 6,150,000	\$ 110,000	\$ 153,506	\$ 417,013
5/1/21	\$ 6,040,000	\$ -	\$ 151,100	\$ -
11/1/21	\$ 6,040,000	\$ 115,000	\$ 151,100	\$ 417,200
5/1/22	\$ 5,925,000	\$ -	\$ 148,584	\$ -
11/1/22	\$ 5,925,000	\$ 120,000	\$ 148,584	\$ 417,169
5/1/23	\$ 5,805,000	\$ -	\$ 145,959	\$ -
11/1/23	\$ 5,805,000	\$ 130,000	\$ 145,959	\$ 421,919
5/1/24	\$ 5,675,000	\$ -	\$ 143,116	\$ -
11/1/24	\$ 5,675,000	\$ 135,000	\$ 143,116	\$ 421,231
5/1/25	\$ 5,540,000	\$ -	\$ 140,163	\$ -
11/1/25	\$ 5,540,000	\$ 140,000	\$ 140,163	\$ 420,325
5/1/26	\$ 5,400,000	\$ -	\$ 137,100	\$ -
11/1/26	\$ 5,400,000	\$ 160,000	\$ 137,100	\$ 434,200
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		\$ 6,150,000	\$ 4,952,400	\$ 10,838,894

Isles of Bartram Park
Community Development District

Debt Service Fund
Series 2017

<i>Description</i>	<i>Adopted Budget FY 2020</i>	<i>Actual Thru 6/30/20</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/20</i>	<i>Approved Budget FY 2021</i>
<i>Revenues</i>					
<i>Assessments</i>	\$344,788	\$290,902	\$53,885	\$344,788	\$344,195
<i>Prepayment</i>	\$0	\$0	\$0	\$0	\$0
<i>Interest Income</i>	\$2,000	\$2,660	\$102	\$2,762	\$2,000
<i>Carry Forward Surplus*</i>	\$237,492	\$239,370	\$0	\$239,370	\$244,032
<i>Total Revenues</i>	\$584,280	\$532,932	\$53,987	\$586,919	\$590,227
<i>Expenditures</i>					
<u><i>Series 2017</i></u>					
<i>Interest - 11/01</i>	\$122,325	\$122,325	\$0	\$122,325	\$120,563
<i>Principal - 11/01</i>	\$95,000	\$95,000	\$0	\$95,000	\$100,000
<i>Prepayment - 11/01</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest - 05/01</i>	\$120,663	\$120,563	\$0	\$120,563	\$118,813
<i>Total Expenditures</i>	\$337,988	\$342,888	\$0	\$342,888	\$339,375
<i>Excess Revenues</i>	\$246,292	\$190,044	\$53,987	\$244,032	\$250,852

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

<i>11/1/21 Interest</i>	\$118,813
<i>11/1/21 Principal</i>	\$100,000
	\$218,813

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	80	\$1,205.13	\$96,410.40
73'	86	\$1,388.88	\$119,443.68
83'	88	\$1,458.02	\$128,305.76
90'	14	\$1,571.78	\$22,004.92
Total	268		\$366,165
Less: Discounts & Collections (6%)			\$21,970
Net Annual Assesment			\$344,195

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2017, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 5,155,000	\$ 100,000	\$ 120,563	\$ 341,125
5/1/21	\$ 5,055,000		\$ 118,813	\$ -
11/1/21	\$ 5,055,000	\$ 100,000	\$ 118,813	\$ 337,625
5/1/22	\$ 4,955,000		\$ 117,063	\$ -
11/1/22	\$ 4,850,000	\$ 105,000	\$ 117,063	\$ 339,125
5/1/23	\$ 4,850,000		\$ 115,225	\$ -
11/1/23	\$ 4,850,000	\$ 110,000	\$ 115,225	\$ 340,450
5/1/24	\$ 4,740,000		\$ 113,025	\$ -
11/1/24	\$ 4,740,000	\$ 115,000	\$ 113,025	\$ 341,050
5/1/25	\$ 4,625,000		\$ 110,725	\$ -
11/1/25	\$ 4,625,000	\$ 120,000	\$ 110,725	\$ 341,450
5/1/26	\$ 4,505,000		\$ 108,325	\$ -
11/1/26	\$ 4,505,000	\$ 120,000	\$ 108,325	\$ 336,650
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		\$ 5,155,000	\$ 4,466,081	\$ 9,621,082

A.

RESOLUTION 2020-07

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, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, 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, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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 resolution setting the public hearing on the Proposed Budget indicated that the hearing may be held remotely pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, as such orders may be extended (the “Executive Orders”); *and*

WHEREAS, the District has chosen to hold the public hearing remotely and desires to ratify its decision to do so; 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. In accordance with the Executive Orders, the District hereby ratifies its decision to hold the public hearing to adopt the budget virtually.
- c. 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.
- d. 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, 2021."
- e. 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 2020/2021, 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 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 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 22nd DAY OF JULY, 2020.

ATTEST:

**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

B.

RESOLUTION 2020-08

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 2020/2021; 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 2020/2021, 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 2020/2021; 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, 2020, 25% due on January 1, 2021, April 1, 2020 and July 1, 2021. Previously levied debt assessments directly collected by the District are due according to the following schedule: 38% on April 1, 2021 and 62% on September 30, 2021. 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 2020/2021, 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 22nd day of July, 2020.

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)

FIFTH ORDER OF BUSINESS

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO ACCEPT THE PERMIT RELATED TO THE OPERATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Isles of Bartram Park Community Development District (“District”) was established by St. Johns County and the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, operate and maintain certain infrastructure including, but not limited to, water management system improvements within or without the boundaries of the District; and

WHEREAS, the District’s improvement plan contemplated the design, construction and/or acquisition, operation and maintenance of certain water management system improvements by the District; and

WHEREAS, at the time the District was established it was intended that the District would operate and maintain the water management system (the “Water Management System”) permitted and subject to St. Johns River Water Management District Environmental Resource Permits 99861-6 and 99861-8 (the “Permits”); and

WHEREAS, the Board of Supervisors of the District desires to express its intent to accept the transfer of Permits and authorize the District’s Chairperson to sign the Requests to Transfer Environmental Resource Permit (the “Transfer Requests”), copies of which are attached hereto as **Composite Exhibit A**; and

WHEREAS, in connection with the execution of the Transfer Requests, the District agrees to be bound by the terms and conditions of the Permits, and to operate and maintain the Water Management System.

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

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this resolution.

SECTION 2. OPERATION AND MAINTENANCE OF WATER MANAGEMENT SYSTEM. The Board of Supervisors of the District hereby expresses its intent to accept the transfer of the

Permits and authorize the Chairperson to execute the Transfer Requests. By the adoption of this Resolution, the District acknowledges its intent to be bound by the terms and conditions of the Permits, and to operate and maintain the Water Management System. Nothing herein shall predispose or be deemed to determine the means, manner or apportionment of any special assessments, benefit special assessments or maintenance special assessments that may be imposed to fund such operations or maintenance.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Isles of Bartram Park Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2020.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chairman/Vice Chairman

Composite Exhibit A

Request to Transfer Environmental Resource Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or e-mail, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No: 99861-6

Application
No(s):

Acres to be Transferred:

Permitted Project: Celestina II

Proposed Project Name (if different):

Phase of Project (if applicable): 3A

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions, and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee: Isles of Bartram Park Community Development District

Mailing Address: 475 West Town Place, Suite 114

City: St. Augustine

State: FL

Zip: 32092

Telephone:

E-mail:

Signature of Proposed Permittee

Date:

Name and Title

Enclosures:

- ☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records
- ☐ Copy of current plat(s) (if any), as recorded in the Public Records
- ☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)
- ☐ Other

Request to Transfer Environmental Resource Permit

Instructions: To be completed, executed, and submitted by the new owner to the Agency within 30 days after any transfer of ownership or control of the real property where the permitted activity is located.

Use of this form is not required when a valid permit is in the operation and maintenance phase. In such case, the owner must notify the Agency in writing within 30 days of a change in ownership or control of the entire real property, project, or activity covered by the permit. The notification may be by letter or e-mail, or through use of this form, and must be sent to the office that issued the permit. A processing fee is not required for this notice. The permit shall automatically transfer to the new owner or person in control, except in cases of abandonment, revocation, or modification of a permit as provided in Sections 373.426 and 373.429, F.S. (2013). If a permittee fails to provide written notice to the Agency within 30 days of the change in ownership or control, or if the change does not include the entire real property or activity covered by the permit, then the transfer must be requested using this form.

Permit No: 99861-8

Application
No(s).:

Acres to be Transferred:

Permitted Project: Celestina II

Proposed Project Name (if different):

Phase of Project (if applicable): 3B

I hereby notify the Agency that I have acquired ownership or control of the land on which the permitted system is located through the sale or other legal transfer of the land. By signing below, I hereby certify that I have sufficient real property interest or control in the land in accordance with subsection 4.2.3(d) of Applicant's Handbook Volume I; attached is a copy of my title, easement, or other demonstration of ownership or control in the land, including any revised plats, as recorded in the Public Records. I request that the permit be modified to reflect that I agree to be the new permittee. By so doing, I acknowledge that I have examined the permit terms, conditions, and drawings, and agree to accept all rights and obligations as permittee, including agreeing to be liable for compliance with all of the permit terms and conditions, and to be liable for any corrective actions required as a result of any violations of the permit after approval of this modification by the Permitting Agency. Also attached are copies of any recorded restrictive covenants, articles of incorporation, and certificate of incorporation that may have been changed as a result of my assuming ownership or control of the lands. As necessary, I agree to furnish the Agency with demonstration that I have the ability to provide for the operation and maintenance of the system for the duration of the permit in accordance with subsection 12.3 of Applicant's Handbook Volume I.

Name of Proposed Permittee: Isles of Bartram Park Community Development District

Mailing Address: 475 West Town Place, Suite 114

City: St. Augustine

State: FL

Zip: 32092

Telephone:

E-mail:

Signature of Proposed Permittee

Date:

Name and Title

Enclosures:

- ☐ Copy of title, easement, or other demonstration of ownership or control in the land, as recorded in the Public Records
- ☐ Copy of current plat(s) (if any), as recorded in the Public Records
- ☐ Copy of current recorded restrictive covenants and articles of incorporation (if any)
- ☐ Other

SIXTH ORDER OF BUSINESS

**LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT
BY AND BETWEEN ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT
DISTRICT AND YELLOWSTONE LANDSCAPE – SOUTHEAST, LLC**

THIS AGREEMENT is made and entered into this 1st day of December, 2017, by and between:

Isles of Bartram Park Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida and with offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Yellowstone Landscape – Southeast, LLC, Inc. (d/b/a Yellowstone Landscape), a Florida limited liability company, whose mailing address is P.O. Box 849, Bunnell, Florida 32110 (the "Contractor").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners in and for St. Johns County, Florida, for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor previously submitted a proposal for the provisions of landscape services more fully described in the documents attached hereto as **Exhibit A** ("Scope of Services") and incorporated herein by reference, and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. **DESCRIPTION OF WORK AND SERVICES.**

A. The District desires that the Contractor provide professional landscape and irrigation maintenance services within presently accepted standards. Upon

all parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

- B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.
- C. The Contractor shall provide the specific professional services as shown in Paragraph 3, of this Agreement.

3. **SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES.** The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit A**. Only those items that are identified as work for the District on **Exhibit A** are subject to this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager or his or her designee, to act as its representative.
- (2) The Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. COMPENSATION; TERM.

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor twelve (12) monthly payments of Two Thousand Three Hundred Twenty Eight Dollars and Twenty Seven Cents (\$2,328.27) for the previous month's work for a not-to-exceed annual total of Twenty Seven Thousand Nine Hundred Thirty Nine Dollars and Twenty Four Cents (\$27,939.24), unless terminated earlier in accordance with Section 13 below. Work shall commence on the date written above for a period of twelve (12) months, unless terminated earlier in accordance with Section 13 below. This Agreement shall automatically renew upon the expiration of the initial twelve (12) month term for successive twelve (12) month terms, at the same compensation level, for a total not to exceed thirty six (36) months unless terminated or modified in accordance with the terms of this Agreement.

B. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Services in addition to those described in the attached Proposal, may be provided by the Contractor. However, no additional services shall be provided by the Contractor unless done at the direction of the District. Fees for such additional services shall be as provided for in the attached Proposal or, if not identified, as negotiated between the District and the Contractor.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within thirty (30) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

6. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

- (I) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including

litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge the same in writing. This indemnification does not apply, should the District, its officers, agents, or employees be found solely responsible. Contractor will be responsible for the pro-rated amount of the claim, should the owner be partially at fault.

8. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. **LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

10. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its

rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with or without cause by providing thirty (30) days written notice of termination to the Contractor. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. To the extent that any of the terms of this Agreement are determined to conflict with any terms included in the attached Proposal, the terms of this Agreement are agreed and deemed to be controlling.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Isles of Bartram Park Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: James Oliver

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street
Suite 300
Tallahassee, Florida 32301
Attn: Wesley S. Haber

B. If to the Contractor: Yellowstone Landscape – Southeast, LLC
P.O. Box 849
Bunnell, Florida 32110
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices

are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties hereto agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

25. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

26. EFFECTIVE DATE. This Agreement shall become effective on December 1, 2017, and shall remain in effect until November 30, 2018, unless terminated by either of the District or the Contractor in accordance with the provisions of this Agreement.

27. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jim Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records

disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. CONFLICTS. To the extent that the terms described in Exhibit A conflict with the terms of this Agreement, the terms herein shall control.

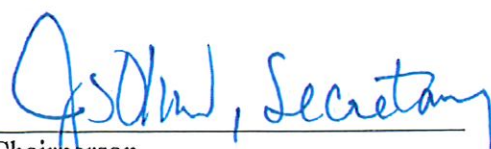
IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

[Remainder of page left intentionally blank]

Attest:


**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary

fw 
Chairperson
Board of Supervisors

**YELLOWSTONE LANDSCAPE -
SOUTHEAST, LLC**
a Florida limited liability company

(Signature of Witness)


By: Cheyne Salesbee
Its: Branch Manager

(Print Name of Witness)

Exhibit A – Scope of Services

EXHIBIT A



Landscape Management Agreement

Client Name/Billing Address:

Celestina Master HOA INC./Celestina North Neighborhood
Association INC. /Isles of Bartram CDD
c/o Vesta Services
200 Business Park Circle, Suite 109
St Augustine, FL 32095

Property Contact:

Jodi Moore- Portfolio Manager

Tel: 904-386-439-0134

Email: jmoore@vestapropertyservices.com

Property Name/Address:

Celestina Master HOA
Celestina North Neighborhood Association
Isles of Bartram CDD

Contractor:

Yellowstone Landscape - Southeast, LLC
(d/b/a Yellowstone Landscape)
PO Box 849
Bunnell, FL 32110

Branch Office Contact:

Cheyne Solesbee- Branch Manager
Tel: 904-268-2626

Email: esolesbee@yellowstonelandscape.com

Effective Date: 12/1/2017

Expiration Date: 11/30/2018

Initial Term: One Year

Scope of Services:

The Client agrees to engage Yellowstone Landscape - Southeast, LLC (d/b/a Yellowstone Landscape) to provide the Services and work described in the attached Exhibit(s) A & B.
EXHIBITS A, B, & C

Compensation Schedule:**Regular Monthly Services:**

Isles of Bartram CDD	Monthly \$ 2,328.27 / Annually \$27,939.24
Celestina Master HOA	Monthly \$ 4,504.35 / Annually \$54,052.20
Celestina North Neighborhood Association	Monthly \$ 1,617.23 / Annually \$19,406.76

THE TERMS AND CONDITIONS ON PAGE 2 AND THE EXHIBITS ATTACHED HERETO CONSTITUTE PART OF THIS AGREEMENT.

PRESENTED BY:
YELLOWSTONE LANDSCAPE - SOUTHEAST, LLC
(d/b/a Yellowstone Landscape)

ACCEPTED BY:
CLIENT

By/Date: Chyn Solesbee
James Herth, Regional Vice President

By/Date: _____

Printed Name/Title: _____

____ Owner ____ Agent

EXHIBIT A- SCOPE OF SERVICES

SECTION 1

LANDSCAPE MAINTENANCE SPECIFICATIONS

1. Mowing

Uniformity in texture and appearance as maintained on the property shall be provided. In the event of bald spots and/or dead grass resulting from any negligent act or omission of the contractor, the contractor shall restore and replace the sod at its own expense within thirty (30) days of notification by the HOA. Grass cutting height shall be between 3 and 4 inches. Any clippings remaining on the grass surface after twenty four (24) hours must be removed.

**Fire ants will be treated with fire ant bait by the contractors mowing staff during each mowing service.

ST. AUGUSTINE TURF AND IRRIGATED BAHIA TURF

All turf areas are to be mowed no less than once every seven (7) days during the months of April to October.
All turf areas are to be mowed no less than once every fourteen (14) days from November 1st to March 31st.

Weekly mowing services will be starting week of April 1st and end on the week starting November 1st.
Bi-weekly mowing services will be starting week of November 1st and end the week starting April 1st.

NON-IRRIGATED BAHIA TURF

Bahia turf will be maintained to keep a well-groomed appearance. Contractor will adjust mowing frequency accordingly.

October - April	14 Services dependent on weather (1-3 mow per month). Or as needed to maintain a well-groomed appearance.
May - September	22 Mowing services (1 per week) Or as needed to maintain a well-groomed appearance.

2. Edging

Defined as the outlining and/or removing of turf by use of a mechanical edger or string edger. Chemical edging will be allowed only with prior written approval in special instances.

Contractor shall neatly edge and trim around all plant beds, curbs, walks, streets, trees, plants and building areas.

The edging of all sidewalks, curbs, pathways, and other paved areas will be completed no less than once every seven (7) days during the months of April to October and no less than once every fourteen (14) days from November 1st to March 31st. Edging will be done within twenty-four (24) hours of the scheduled mowing service. The edging of all planting beds will be completed no less than once every fourteen (14) days to maintain a crisp, clean appearance, free of grass invasion. Care shall be taken as not to injure tree trunks or plant materials during the edging operations.

3. Detailing Of Planted Areas

Defined as the trimming, weeding by mechanical or chemical means, pruning, and shaping of all shrubbery, ornamentals, and groundcover, removal of tree suckers as well as the defining of bed lines, tree saucers, and the removal of unwanted vegetation. Weeding would include the weeding of all beds. Walkways, decks, curbs and concrete joints will be performed as needed. Chemical controls may only be used if adjacent desirable plants are guaranteed not to be injured.

At no time are excess weeds acceptable.

4. Trimming

Trimming will be completed during each visit by use of chemicals, a string trimmer, or other mechanical means to prevent weeds and/or undesirable grasses from encroaching upon lawns and mulched areas. Contractor shall maintain a valid

Florida Pesticide Applicator's License and use chemicals in strict accordance with Federal, State and County directives on environmental control. Chemicals must have an EPA approval number.

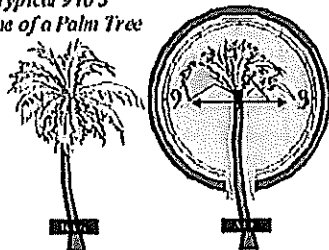
5. Trees

Trees in pedestrian walkway areas will have a clearance maintained up to seven to eight (7-8) feet in height.

Trees along roadways, entrances, and driveways will have a clearance maintained up to twelve to fourteen (12-14) feet in height.

Palm trees up to twelve (12) feet of clear trunk will be trimmed of excess fronds and cleaned of unwanted seedpods and debris during the sectional rotation. Palm trees will be trimmed to 9 & 3 or 10 & 2 o'clock and no higher. No dead fronds are allowed.

*A Typical 9 to 3
Prune of a Palm Tree*



Palm Tree Pruning

Palms will be pruned as displayed to the left. Palm trees will be trimmed of excess fronds and cleaned of unwanted seedpods and debris

Notes: Canary, Medjool and Dactylifera will be pruned Two (2) time per year during the seedpod bloom but before seed pods drop fruit or flowers. Only dead fronds and fronds that are over 50% discolored should be removed.

Sucker growth shall be removed monthly. Sucker growth is defined as the shoots that sprout out around the base and clear trunk area of a tree or crepe myrtle trunk.

Crepe Myrtles will be pruned one (1) time per year in February or March.

6. Blowing

Sidewalks, curbs, driveways, walkways, lanals and other paved surfaces adjacent to turf and/or other landscaped elements will be kept clean of unwanted debris generated by Contractor by the use of forced air machinery. Care must be taken not to blow debris into pools or patios.

7. Monitoring

All turf, shrubs, ornamentals and groundcovers are to be monitored for pest, disease and nutrient problems with positive findings being reported, in writing. If the problem is a covered item under the provisions of this contract, immediate steps will be taken to rectify the problem. If a program is not in effect, contractor will provide an estimate based on time and materials needed for effective treatment.

8. Service Requests

Service requests are expected to be handled within twenty-four (24) to forty-eight (48) hours and communicated via email or written work order back to community manager that the work service request was completed. It is understood that service requests that require parts or material to be ordered may take more time. In these instances, anticipated date of completion must be communicated via email or written work order back to community manager.

9. Shearing Of Ornamentals

Shearing of shrubs and hedges will be done to maintain a crisp appearance and to conform to the landscape design intended by the HOA.

Shearing of shrubs and hedges in the community shall be performed at minimum every three (3) weeks during the months of March thru November and every four (4) weeks during the months of December thru February. Unless otherwise directed by HOA, all pruning, trimming and thinning of plants will be done so that the intended shapes are retained.

*Ornamental Grasses will be pruned/cutback twice per year in the spring and fall.

10. Trash/Pet Waste Removal

Contractor will remove all debris and/or litter from each area prior to mowing so as to not mow over and cause shredded debris.

Contractor shall empty pet waste stations on a weekly basis.

11. Debris Removal

Contractor is responsible for the removal of any maintenance-related debris from the property no later than the end of the day where the debris was generated.

12. Dead Wood/Matter

Dead tree branches shall be removed and/or pruned as required. Extraneous leaves, weeds, trash, limbs and debris shall be removed from lawn and plant beds, and mulch shall be added as necessary to constantly maintain a clean appearance.

13. Leaning Trees

Any trees shall be straightened by pulling them to an upright position and installing a new guy wire and/or stake using as small an eye screw as is necessary to complete the task. If the tree cannot be successfully straightened by pulling over, then the Contractor shall dig around the root ball and straighten.

14. Mulch Application Services Specifications

Installation of Mulch Type, including labor and materials, will be provided to cover all shrub bed areas.

- All beds that have shrubs, ground cover and/or trees are to be mulched.
- All beds will have a minimum of 3" depth of mulch with at least 1" of mulch depth being applied with this application.
- Once mulch services are started they are to be completed within 21 calendar days.

This proposal is to complete mulch application in the defined areas. Application of the quoted yardage will not be considered as completion of the mulch application services. The contractor is bidding to complete mulching services for all community common areas, see Exhibit C - Proposal Pricing Worksheet for details.

15. Extra Services

All services not covered under this Contract shall be considered "Extra Services" and will be charged for separately according to the nature of the item of work. The consent and authorization of the HOA and its authorized representative must be obtained prior to the performance or installation of such "Extra Services" items and prior to purchase of any chargeable materials.

16. Contractor's Performance

The landscape maintenance contractor shall perform all work required to fulfill the spirit and intent of the Contract. The workers shall be neat in appearance, perform their work in a professional manner, keep noise to a minimum and stage their

work from a location on the site out of the main stream of the users. In general, the landscape maintenance contractor's presence on the site shall be as inconspicuous as possible.

NO SMOKING WHILE ONSITE.

17. Neglect And Vandalism

Turf, shrubs, trees or plants that are damaged or killed due to landscape maintenance contractor's operations, negligence or chemicals, shall be replaced immediately at no cost to the HOA. If plant damage or death is caused by conditions beyond the landscape maintenance contractor's control, replacement shall be at HOA's expense.

Sprinklers or structures that are damaged due to the landscape maintenance contractor's operations must be replaced by the landscape maintenance contractor immediately and at his expense. Damage caused by others shall be promptly brought to the HOA's attention. All water damage resulting from Contractor's negligence shall be corrected at Contractor's expense.

All damage to or thefts of landscaping and irrigation installations not caused or allowed by Contractor shall be corrected by the Contractor at HOA's expense upon authorization to proceed.

18. Other

Contractor shall be vigilant for fallen trees, branches or shrubs and shall correct the problem or, if the work is beyond the scope of their contract, shall place warning signals and advise the HOA of the need for major work to be performed.

Contractor is responsible for chemical treatment of all crack weeds throughout the property.

All landscaping materials installed must meet or exceed all state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees). All plants shall be healthy, well branched and densely foliated, with well-developed root systems, free of disease and insect pests.

Any services provided under these specifications that require application of chemicals shall be done in accordance with applicable laws and regulations. Specifically, Contractor shall be responsible that any services required to be performed by a Florida Licensed Pest Control Operator are legally performed. Additionally:

- a. Technicians will give appropriate notification to persons in the immediate area of impending chemical applications, as well as to the management company.
- b. Application reports giving the date, type of chemical applied, application rates, name of technician and company shall be given to the management company.
- c. All materials will be used as approved for intended use by the regulatory standards.
- d. All materials shall be applied per the manufacturer's specifications and guidelines.
- e. Lawn and pesticide signs shall be posted after the use of chemicals for safety and compliance, and removed after appropriate time frame for treated areas to be safe again.

SECTION 2

FERTILIZATION AND PEST CONTROL SPECIFICATIONS

TURF CARE

St. Augustine Grass

Contractor will provide fertilization, disease, insect, and weed control to maintain healthy well-manicured turf appearance. Contractor will be required to submit a schedule of these services. Contractor will provide a minimum of twelve (12) dedicated horticultural visits to determine and treat, turf health and vigor and inspect and treat for turf damaging insects. The timing of fertilization and pest control applications will vary depending on weather and local regulation/ordinances. Supplemental fertilization is to be provided as needed to maintain color and health.

It is the contractor's responsibility to develop a complete fertilization program for the community. This program will be provided to the HOA as a frame of reference. Contractor's performance is based on the color and health of the turf not applications.

Alternate fertilization application recommendations will be considered upon request.

Turf Fertilization (granular)

St. Augustine and Zoysia

Early Spring Fertilizer Granular Application:

Late Spring/ Early Summer Fertilizer Granular Application:

Late Summer/ Early Fall Fertilizer Application:

Additional Applications: Supplemental Liquid or Granular Applications will be done as needed to maintain green healthy turf.

Bahia Grass (Irrigated Areas Only)

Contractor will provide fertilization, disease, insect and weed control on the following schedule.

Month Applications

March/April – Spring fertilization and broadleaf weed control

May/June – Summer insect control

July/August – Summer fertilization and insect control

November/December – Winter fertilization and broadleaf weed control

Supplemental insect control will be provided as needed to provide control.

Weed, Disease & Pest Control Recommendations/Guidelines

January/February

- Inspection and treatment for broadleaf and grassy weeds in turf areas. All treatments of selective herbicide for turf will take into consideration current temperatures and different turf types.
- Pre-emergent weed control treatment for broadleaf and grassy weeds.

March/April

- Chinch Bugs – St. Augustine turf inspected for Chinch Bugs. Products to control Chinch Bug population include, but are not limited to: Arena, Meridian, Atoft, Bifen XTS, Up-Star Gold, Criterion & Merit. Spot treatment shall be provided as needed to control localized infestations.
- Inspection and treatment for broadleaf and grassy weeds in turf areas. All treatments of selective herbicide for turf will take into consideration current temperatures and different turf types.

May/June

- Chinch Bugs – St. Augustine turf inspected for Chinch Bugs. Products to control Chinch Bug population include, but are not limited to: Arena, Meridian, Atoft, Bifen XTS, Up-Star Gold, Criterion & Merit. Spot treatment shall be provided as needed to control localized infestations.
- Inspection and treatment for broadleaf and grassy weeds in turf areas. All treatments of selective herbicide for turf will take into consideration current temperatures and different turf types.

July/August

- Chinch Bugs – St. Augustine turf inspected for Chinch Bugs. Products to control Chinch Bug population include, but are not limited to: Arena, Meridian, Atoft, Bifen XTS, Up-Star Gold, Criterion & Merit. Spot treatment shall be provided as needed to control localized infestations.
- Inspection and treatment for broadleaf and grassy weeds in turf areas. All treatments of selective herbicide for turf will take into consideration current temperatures and different turf types.

September/October

- Chinch Bugs – St. Augustine turf inspected for Chinch Bugs. Products to control Chinch Bug population include, but are not limited to: Arena, Meridian, Atoft, Bifen XTS, Up-Star Gold, Criterion & Merit. Spot treatment shall be provided as needed to control localized infestations.
- Inspection and treatment for broadleaf and grassy weeds in turf areas. All treatments of selective herbicide for turf will take into consideration current temperatures and different turf types.
- Inspect and treat St. Augustine turf areas, brown patch and other turf damaging fungus.

November/December

- Inspection and treatment for broadleaf and grassy weeds in turf areas. All treatments of selective herbicide for turf will take into consideration current temperatures and different turf types.
- Inspect and treat St. Augustine turf areas, brown patch and other turf damaging fungus.

Fire Ants

- Annual Fire Ant treatment such as "Top Choice" for park areas, amenities grounds, and dog park. Not to include areas not meant for foot traffic.

Note: The timing of pest control applications will vary depending on weather and local regulation/ordinances. Supplemental insect, weed, and disease control applications are to be provided as needed to provide control.

Warranty

If the grass covered under this turf care program dies, the affected grass will be replaced at no charge to the HOA. Crabgrass and nut sedge control is to be provided in the proposal either by chemical application or spot turf replacement. Contractor shall mark crabgrass and nut sedge infested areas less than ten square feet and HOA shall replace the infested turf upon notification. Contractor shall accept responsibility for replacement of crabgrass and nut sedge infested areas larger than ten square feet.

Minimum Tree And Shrub Care Recommendations/Guidelines

MONTH	APPLICATION
January	Spray all shrubs and trees for insects and fungus. Fertilize shrubs and trees as needed.
February	Spray shrubs and trees as needed for insects and fertilize shrubs and trees with a granular fertilizer blend.
March	Spray all shrubs and trees for insects and fungus. Fertilize shrubs and trees as needed.
April	Spray all shrubs and trees for insect and fungus. Fertilize shrubs and trees as needed. Also, soil drench all shrubs and trees with a systemic insecticide.
May	Inspect and spray shrubs and trees as needed.
June	Spray shrubs and trees, as needed, for insects and fertilize shrubs and trees with a granular fertilizer blend.
July	Inspect and spray shrubs and trees as needed
August	Spray all shrubs and trees for insects and fungus. Fertilize shrubs and trees as needed.
September	Inspect and spray shrubs and trees as needed.
October	Spray shrubs and trees as needed for insects and fertilize shrubs and trees with a granular fertilizer blend.
November	Inspect and spray shrubs and trees as needed.
December	Inspect and spray shrubs and trees as needed.

Includes all fertility requirements, and any insect/disease problems on all installed shrubs, trees and palms. Supplemental applications of fertilizer, insect, and disease control will be applied as needed to maintain health and appearance. All fertilizer used will be granular.

Warranty

If a plant, shrub or tree dies from insect or disease damage due to negligence while under this tree/shrub care program, it will be replaced by the contractor with one of equal size and value and that is reasonably available.

Ornamentals

- All small trees, shrubs and ground covers shall receive fertilization as needed to maintain green and healthy appearance along with all woody ornamental shrubs. Trees below ten feet (10') will be treated for insects and disease.
- The shrub program also includes a minimum of two (2) granular applications of fertilization per year performed in the spring and fall.
- Palms, small trees, shrubs, and ground cover shall be treated as necessary to prevent or treat micronutrient deficiencies.
- Shrubs, small ornamental trees, and ground covers will be regularly inspected for other shrub damaging insects and diseases. Once identified, the shrubs, small ornamental trees, and ground covers will be treated on an as needed basis to control populations.

Palm Tree Care

- All palms, excluding Sabal Palms, will be fertilized with fertilizer blended for palms. Twice a year, Queen Palms shall be provided with a supplemental application of Granular Manganese Sulfate as needed to maintain green and healthy appearance.
- Pest and disease treatments will be done as needed to manage and control pests and diseases that are common to these palm trees.
- Contractor is expected to provide preventative treatments to protect against pest and disease, with special attention being paid to the prevention and control of Palmetto Weevils and Graphiola Leaf Spot.

SECTION 3

IRRIGATION INSPECTIONS AND MAINTENANCE SPECIFICATIONS

1. Frequency

Contractor shall perform a complete irrigation inspection each month according to schedule. The inspection shall be completed within a one-week period.

2. Service Specifications

- a. Each month, the following items shall be accomplished.
 - Activate each zone of the system.
 - Visually check for and report any damaged or malfunctioning or damaged in any way.
 - Clean and/or adjust any heads not functioning properly.
 - Report any valve or valve box that may be malfunctioning or damaged in any way.
 - Leave areas in which repairs or adjustments are made free of debris.
 - Adjust clocks to the watering needs as dictated by weather conditions.
 - Inspect and adjust rain sensors as needed.
 - Insure that all valves are sufficiently marked to allow a person unfamiliar with the system to locate.
 - Provide a monthly written report detailing inspection results by clock and zone.
 - HOA has the right to inspect any parts deemed damaged and are being charged for repairs.
- b. Irrigation repairs that become necessary, that are over and above the routine maintenance contract, will be done on a time and material basis. All malfunctioning sprinkler heads/rotors/driplines should be replaced at time of inspection at set prices provided to the association. All extra repairs are to be estimated when possible and contractor must obtain approval prior to starting the repair work.
- c. Detailed work orders that include location of work, parts used, and time used, will be generated and approved by the HOA.
- d. Service calls required between scheduled visits must be responded to within forty-eight (48) hours.
- e. Damage caused by contractor's crews will be promptly repaired at no charge to the HOA.
3. Contractor is required to have at least one staff member with the ability to operate and control a Rain Bird commercial clock with Rain Bird IQ cloud Software Remotely via smart phone or tablet. At Contractors request, HOA can facilitate Rain Bird specific training.

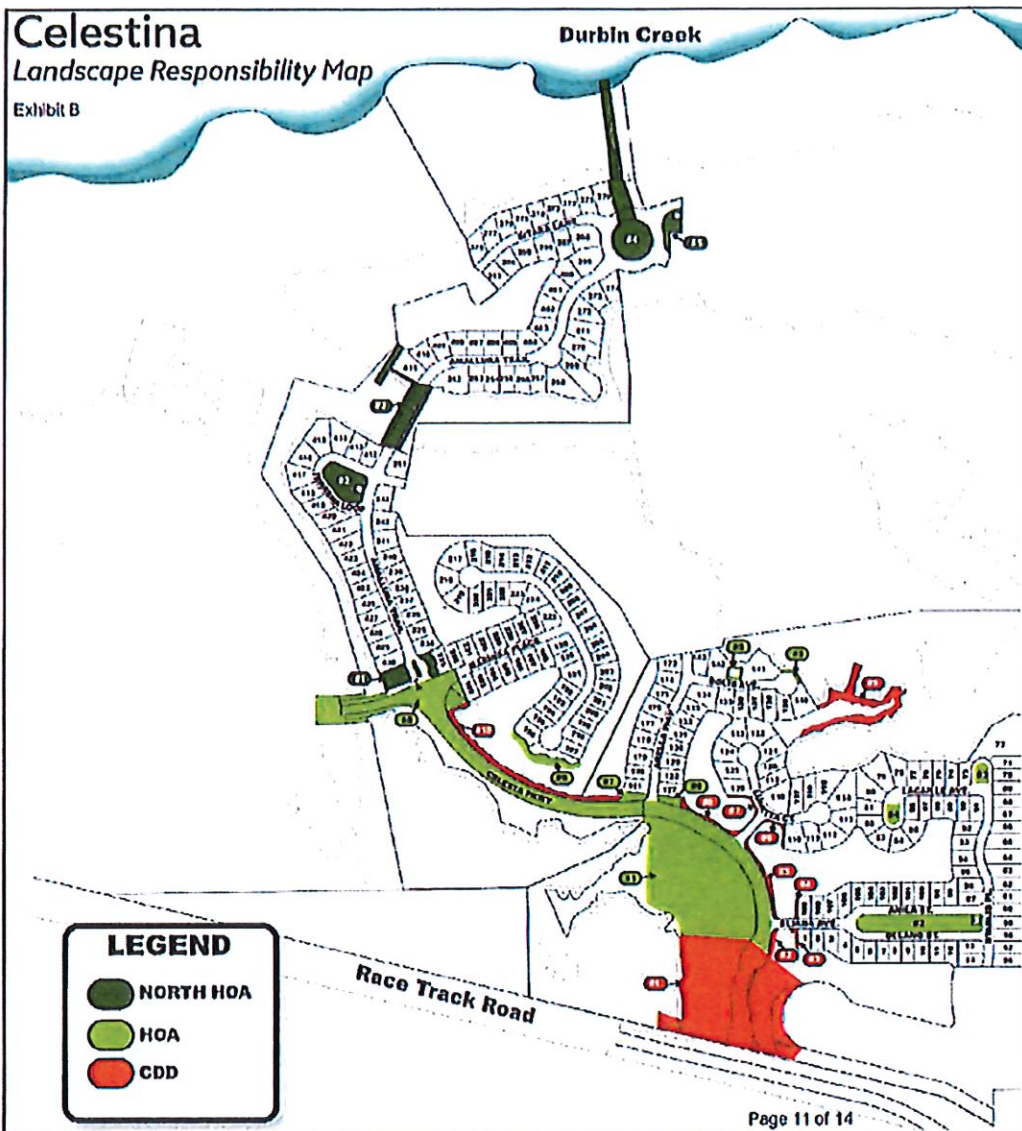


EXHIBIT C - Proposal Pricing Worksheet



PROPOSAL PRICING WORKSHEET

Community Name: Celestina

Proposal Pricing Date: Yellowstone Landscape 10/16/2017

A. REGULAR MONTHLY SERVICES - These services are described in the Scope of Services in Exhibit A.				
	Service Area	Monthly Price	Units	Scope
A.1	Isle of Bartram CDD	\$ 2,328.28	Lump Sum	Exhibit A: Section 1, 2 & 3
A.2	Celestina Master	\$ 4,504.36	Lump Sum	Exhibit A: Section 1, 2 & 3
A.3	Celestina North Neighborhood	\$ 1,617.23	Lump Sum	Exhibit A: Section 1, 2 & 3

B. PROGRAMMED SERVICES - These services will be pre-approved and scheduled to maximize community appearance.				
	Service & Area	Season	Price	
B.1	Isle of Bartram CDD			Circle One
	D1.1 Mulching	Spring (March-June)	\$ 5,724.00	Full
	Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.	Summer (July-Sept)		Full / Partial / None
		Fall (October-Dec)	\$ 5,724.00	Full
		Winter (Jan-Feb)		Full / Partial / None
	D1.2 Annuals	Spring (March-June)	\$ 1,957.50	standard
	Please select the seasons proposed for annual rotation in this service area and proposal type of annuals.	Summer (July-Sept)	\$ 1,957.50	standard
		Fall (October-Dec)	\$ 1,957.50	standard
		Winter (Jan-Feb)	\$ 1,957.50	standard

B.2	Celestina Master			
				<u>Circle One</u>
B2.1	Mulching	Spring (March-June)	\$ 9,987.00	Full
	<i>Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.</i>	Summer (July-Sept)		Full / Partial / None
		Fall (October-Dec)	\$ 9,987.00	Full
		Winter (Jan-Feb)		Full / Partial / None
				<u>Type of Annual</u>
B2.2	Annuals	Spring (March-June)	\$ 841.03	standard
	<i>Please select the seasons proposed for annual rotation in this service area and proposed type of annuals.</i>	Summer (July-Sept)	\$ 841.03	standard
		Fall (October-Dec)	\$ 841.03	standard
		Winter (Jan-Feb)	\$ 841.03	standard
B.3	Celestina North Neighborhood			
				<u>Circle One</u>
B3.1	Mulching	Spring (March-June)	\$ 2,550.00	Full
	<i>Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.</i>	Summer (July-Sept)		Full / Partial / None
		Fall (October-Dec)	\$ 2,550.00	Full
		Winter (Jan-Feb)		Full / Partial / None
				<u>Type of Annual</u>
B3.2	Annuals	Spring (March-June)		
	<i>Please select the seasons proposed for annual rotation in this service area and proposed type of annuals.</i>	Summer (July-Sept)		
		Fall (October-Dec)		
		Winter (Jan-Feb)		

PROPOSAL CLARIFICATIONS	
EXCLUSIONS	
Playground Mulch replenishment excluded from mulch pricing.	
Top Choice Insecticide applications for amenity center is excluded and priced at \$1,400 for a blanket app.	
Large tree area at cul de sac on Amallura is excluded from mulch replenishment	
Pine Straw replenishment is excluded. Natural Pine straw beds were observed in CDD and HOA Sections	
CLAIRIFICATIONS	
Palm Pruning is included in regular monthly service pricing and at 2(s) occurrences	
Bermuda turf fertilization was estimated at 6(s) versus 4(s) in scope	
Pricing is based on 52 services	
SUFFICIENT MAN POWER IS SUPPORTED BY OUR PRICING TO PROVIDE A HIGH LEVEL OF SERVICE	

ANNUAL COSTING SUMMARY

A. REGULAR MONTHLY SERVICES - These services are described in the Scope of Services in Exhibit A.

TOTAL ANNUAL COST OF MONTHLY SERVICES

CDD	\$	27,939.32
Celestina Master	\$	54,052.28
Celestina North	\$	19,406.81

B. PROGRAMMED SERVICES - These services will be pre-approved and scheduled to maximize community

TOTAL ANNUAL COST OF PROGRAMMED SERVICES

CDD	\$	19,278.00
Celestina Master	\$	23,338.20
Celestina North	\$	5,100.00

EIGHTH ORDER OF BUSINESS

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 2021** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 2:00 p.m. on the third Wednesday of each month listed (unless notated otherwise*) as follows:

November 18, 2020
February 17, 2021
May 19, 2021 (Approve Budget)
August 18, 2021 (Budget Adoption)

ELEVENTH ORDER OF BUSINESS

A.

Isles of Bartram Park
Community Development District
Unaudited Financial Statements
as of
June 30, 2020

Isles of Bartram Park
Community Development District
Combined Balance Sheet
June 30, 2020

	<i>Governmental Fund Types</i>			<i>(Memorandum Only)</i>
	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>2020</i>
<u>Assets:</u>				
Cash	\$150,272	---	---	\$150,272
Investments:				
Series 2015:				
Reserve	---	\$218,846	---	\$218,846
Interest	---	\$2	---	\$2
Revenue	---	\$271,550	---	\$271,550
Sinking Fund	---	\$113	---	\$113
Prepayment	---	\$21	---	\$21
General Redemption	---	\$380	---	\$380
Construction	---	---	\$900	\$900
Due from General Fund 2015	---	\$26,850	---	\$26,850
Series 2017:				
Reserve	---	\$170,743	---	\$170,743
Interest	---	\$4	---	\$4
Revenue	---	\$158,819	---	\$158,819
Sinking Fund	---	\$99	---	\$99
Prepayment	---	\$10	---	\$10
Construction	---	---	\$5	\$5
Cost of Issuance	---	---	\$46	\$46
Due from General Fund 2017	---	\$31,112	---	\$31,112
Total Assets	\$150,272	\$878,551	\$951	\$1,029,774
<u>Liabilities:</u>				
Accounts Payable	\$905	---	---	\$905
Contracts Payable	---	---	---	\$0
Accrued Expenses	---	---	---	\$0
Due to Other	---	---	---	\$0
Due to General Fund	---	---	---	\$0
Due to Debt Service 2015	\$26,850	---	---	\$26,850
Due to Debt Service 2017	\$31,112	---	---	\$31,112
Accrued Interest Payable	---	---	---	\$0
Accrued Principal Payable	---	---	---	\$0
Deferred Revenue	---	---	---	\$0
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$878,551	---	\$878,551
Restricted for Capital Projects	---	---	\$951	\$951
Nonspendable	\$0	---	---	\$0
Unassigned	\$91,406	---	---	\$91,406
Total Liabilities & Fund Equity	\$150,272	\$878,551	\$951	\$1,029,774

Isles of Bartram Park
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For the Period ending June 30, 2020

	<i>Adopted Budget</i>	<i>Prorated Thru 06/30/20</i>	<i>Actual Thru 06/30/20</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Developer Contributions</i>	\$8,786	\$8,786	\$11,843	\$3,057
<i>Assessment - Tax Roll</i>	\$166,139	\$166,139	\$166,026	(\$114)
<i>Assessment - Direct</i>	\$30,296	\$22,722	\$22,722	\$0
<i>TOTAL REVENUES</i>	\$205,221	\$197,647	\$200,590	\$2,943
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
<i>Supervisors</i>	\$4,000	\$2,000	\$1,400	\$600
<i>FICA Expense</i>	\$306	\$153	\$107	\$46
<i>Engineering</i>	\$6,000	\$4,500	\$2,306	\$2,194
<i>Dissemination</i>	\$7,000	\$5,250	\$5,250	\$0
<i>Arbitrage</i>	\$600	\$600	\$600	\$0
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Attorney Fees</i>	\$10,000	\$7,500	\$3,309	\$4,191
<i>Annual Audit</i>	\$4,000	\$4,000	\$4,000	\$0
<i>Trustee Fees</i>	\$8,000	\$7,333	\$7,333	\$0
<i>Management Fees</i>	\$45,000	\$33,750	\$33,750	\$0
<i>Information Technology</i>	\$1,600	\$1,200	\$1,200	\$0
<i>Telephone</i>	\$150	\$113	\$7	\$106
<i>Postage</i>	\$300	\$225	\$145	\$80
<i>Insurance</i>	\$8,500	\$8,500	\$7,843	\$657
<i>Printing and Binding</i>	\$1,300	\$975	\$333	\$642
<i>Legal Advertising</i>	\$2,000	\$1,500	\$0	\$1,500
<i>Other Current Charges</i>	\$750	\$563	\$200	\$363
<i>Office Supplies</i>	\$200	\$150	\$17	\$133
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>Website Compliance</i>	\$1,200	\$900	\$0	\$900
<i>TOTAL ADMINISTRATIVE</i>	\$106,081	\$84,386	\$72,975	\$11,411
<u>FIELD:</u>				
<i>Landscape Maintenance</i>	\$45,000	\$33,750	\$35,999	(\$2,249)
<i>Lake Maintenance</i>	\$18,840	\$14,130	\$13,530	\$600
<i>Waterfall/Entry Pond Maintenance</i>	\$5,400	\$4,050	\$3,600	\$450
<i>Lake Fountains Maintenance</i>	\$1,400	\$1,050	\$5,622	(\$4,572)
<i>Management</i>	\$6,000	\$4,500	\$4,500	\$0
<i>Utilities</i>	\$20,000	\$15,000	\$7,932	\$7,068
<i>General Maintenance</i>	\$2,500	\$1,875	\$0	\$1,875
<i>TOTAL FIELD</i>	\$99,140	\$74,355	\$71,182	\$3,173
<i>TOTAL EXPENDITURES</i>	\$205,221	\$158,741	\$144,158	\$14,584
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$56,433	
<i>FUND BALANCE - Beginning</i>	\$0		\$34,973	
<i>FUND BALANCE - Ending</i>	\$0		\$91,406	

Isles of Bartram Park
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2020

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$11,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,843
Assessment - Tax Roll	\$0	\$13,975	\$65,588	\$83,032	\$0	\$1,093	\$1,236	\$0	\$1,102	\$0	\$0	\$0	\$166,026
Assessment - Direct	\$0	\$0	\$0	\$15,148	\$0	\$0	\$0	\$0	\$7,574	\$0	\$0	\$0	\$22,722
Total Revenues	\$11,843	\$13,975	\$65,588	\$98,180	\$0	\$1,093	\$1,236	\$0	\$8,675	\$0	\$0	\$0	\$200,590
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$1,400
FICA Expense	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$107
Engineering	\$0	\$0	\$0	\$0	\$0	\$394	\$0	\$1,913	\$0	\$0	\$0	\$0	\$2,306
Dissemination	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,250
Arbitrage	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$101	\$454	\$358	\$98	\$1,031	\$48	\$1,221	\$0	\$0	\$0	\$0	\$0	\$3,309
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Trustee Fees	\$3,333	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,333
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$33,750
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$1,200
Telephone	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$12	\$11	\$5	\$85	\$3	\$22	\$1	\$3	\$5	\$0	\$0	\$0	\$145
Insurance	\$7,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,843
Printing and Binding	\$40	\$4	\$217	\$7	\$12	\$9	\$7	\$1	\$36	\$0	\$0	\$0	\$333
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Office Supplies	\$0	\$0	\$15	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$21,171	\$10,396	\$5,061	\$4,663	\$5,513	\$8,939	\$5,695	\$7,029	\$4,508	\$0	\$0	\$0	\$72,975
<u>Field</u>													
Landscape Maintenance	\$4,286	\$8,052	\$4,986	\$2,670	\$2,670	\$2,670	\$2,670	\$7,917	\$80	\$0	\$0	\$0	\$35,999
Lake Maintenance	\$1,170	\$1,170	\$1,170	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$0	\$0	\$0	\$13,530
Waterfall/Entry Pond Maintenance	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$0	\$0	\$0	\$0	\$3,600
Lake Fountains Maintenance	\$0	\$340	\$0	\$350	\$0	\$4,395	\$537	\$0	\$0	\$0	\$0	\$0	\$5,622.00
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$4,500
Utilities	\$1,543	\$1,602	\$478	\$425	\$425	\$654	\$983	\$917	\$905	\$0	\$0	\$0	\$7,931.60
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$7,949	\$12,114	\$7,584	\$6,064	\$5,715	\$10,339	\$6,809	\$11,454	\$3,155	\$0	\$0	\$0	\$71,182
Total Expenses	\$29,120	\$22,510	\$12,645	\$10,727	\$11,227	\$19,278	\$12,504	\$18,483	\$7,662	\$0	\$0	\$0	\$144,158
Excess Revenues (Expenditures)	(\$17,277)	(\$8,535)	\$52,943	\$87,452	(\$11,227)	(\$18,185)	(\$11,268)	(\$18,483)	\$1,013	\$0	\$0	\$0	\$56,433

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For the Period ending June 30, 2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 06/30/20</i>	<i>Thru 06/30/20</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Direct</i>	\$57,044	\$21,677	\$21,677	\$0
<i>Assessment - Tax Roll</i>	\$384,216	\$384,216	\$380,349	(\$3,867)
<i>Interest Income</i>	\$100	\$75	\$3,806	\$3,731

TOTAL REVENUES

\$441,360	\$405,968	\$405,831	(\$137)
-----------	-----------	-----------	---------

EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$156,038	\$156,038	\$156,050	(\$13)
<i>Principal Expense - 11/01</i>	\$110,000	\$110,000	\$110,000	\$0
<i>Interest Expense - 05/01</i>	\$153,631	\$153,631	\$153,628	\$3
<i>Principal Expense - 05/01 Prepayment</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$419,669	\$419,669	\$419,678	(\$9)
-----------	-----------	-----------	-------

EXCESS REVENUES (EXPENDITURES)

\$21,691	(\$13,847)
----------	------------

FUND BALANCE - Beginning

\$293,607	\$531,611
-----------	-----------

FUND BALANCE - Ending

\$315,298	\$517,764
-----------	-----------

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2017
Statement of Revenues & Expenditures
For the Period ending June 30, 2020

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 06/30/20</i>	<i>Thru 06/30/20</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Direct</i>	\$72,446	\$27,530	\$27,530	\$0
<i>Assessment - Tax Roll</i>	\$272,342	\$272,342	\$263,373	(\$8,969)
<i>Interest Income</i>	\$2,000	\$1,500	\$2,660	\$1,160

<i>TOTAL REVENUES</i>	\$346,788	\$301,371	\$293,562	(\$7,809)
------------------------------	-----------	-----------	-----------	-----------

EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$122,325	\$122,325	\$122,325	\$0
<i>Principal Expense - 11/01</i>	\$95,000	\$95,000	\$95,000	\$0
<i>Principal Expense - 11/02 Prepayment</i>	\$0	\$0	\$5,000	(\$5,000)
<i>Interest Expense - 05/01</i>	\$120,663	\$120,663	\$120,563	\$100

<i>TOTAL EXPENDITURES</i>	\$337,988	\$337,988	\$342,888	(\$4,900)
----------------------------------	-----------	-----------	-----------	-----------

OTHER SOURCES/(USES)

<i>Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
--------------------------	-----	-----	-----	-----

<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0
--------------------------------------------	-----	-----	-----	-----

<i>EXCESS REVENUES (EXPENDITURES)</i>	\$8,801		(\$49,325)	
----------------------------------------------	---------	--	------------	--

<i>FUND BALANCE - Beginning</i>	\$237,492		\$410,113	
---------------------------------	-----------	--	-----------	--

<i>FUND BALANCE - Ending</i>	<u>\$246,293</u>		<u>\$360,788</u>	
------------------------------	------------------	--	------------------	--

Isles of Bartram Park
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For the Period ending June 30, 2020

	Series 2015	Series 2017
<u>REVENUES:</u>		
<i>Interest Income</i>	\$49	\$0
<i>TOTAL REVENUES</i>	\$49	\$0
<u>EXPENDITURES:</u>		
<i>Capital Outlay</i>	(\$120)	\$0
<i>TOTAL EXPENDITURES</i>	(\$120)	\$0
<u>OTHER SOURCES/(USES)</u>		
<i>Interfund Transfer</i>	\$0	\$0
<i>TOTAL OTHER SOURCES/(USES)</i>	\$0	\$0
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$169	\$0
<i>FUND BALANCE - Beginning</i>	\$731	\$51
<i>FUND BALANCE - Ending</i>	\$900	\$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:	\$218,846.41
Reserve Balance:	\$218,846.41
 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)
Less: November 1, 2019	(\$110,000)
 Current Bonds Outstanding	 \$6,155,000

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:	\$170,743.31
Reserve Balance:	\$170,743.31
 Bonds outstanding - 11/30/2017	 \$5,345,000
Less: November 1, 2018	(\$50,000)
Less: May 1, 2019 (Prepayment)	(\$25,000)
Less: August 1, 2019 (Prepayment)	(\$15,000)
Less: November 1, 2019	(\$95,000)
Less: November 1, 2019 Prepayment	(\$5,000)
 Current Bonds Outstanding	 \$5,155,000

B.

Isles of Bartram Park Community Development District
Fiscal Year 2020 Assessment Receipts

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY 20 O&M ASMT	TOTAL ASMTS
LENNAR	95	57,044.06	72,446.16	30,295.50	159,785.72
TOTAL DIRECT INVOICES NET	95	57,044.06	216,501.34	30,295.50	159,785.72
TAX ROLL NET	521	380,609.18	263,553.35	166,139.40	810,301.93
TOTAL DISTRICT NET	616	437,653.24	480,054.69	196,434.90	970,087.65

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY20 O&M ASMT	TOTAL RECEIVED
LENNAR	87,857.80	21,676.74	27,529.54	22,721.64	71,927.92
TOTAL DIRECT INVOICES	87,857.80	21,676.74	27,529.54	22,721.64	71,927.92
TAX ROLL RECEIVED / DUE	544.52	380,348.63	263,372.93	166,035.85	809,757.41
TOTAL RECEIPTS / DUE	88,402.32	402,025.37	290,902.47	188,757.49	881,685.33

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY20 O&M ASMT	TOTAL RECEIVED
1	11/19/2019	6,939.90	4,805.55	3,029.33	14,774.78
2	11/25/2019	336.15	232.77	146.74	715.66
3	11/26/2019	24,740.25	17,131.42	10,799.35	52,671.02
4	12/13/2019	140,037.99	96,969.50	61,127.87	298,135.36
5 (11/26-12/6)	12/19/2019	10,217.95	7,075.43	4,460.23	21,753.61
6 (11/2-11/3)	1/14/2020	129,838.54	89,906.88	56,675.71	276,421.13
7 (11/9-12/31)	1/29/2020	59,997.02	41,545.02	26,189.25	127,731.28
INTEREST (10/1-12/31)	1/31/2020	382.97	265.19	167.16	815.32
8 (1/1-1/31)	3/30/2020	2,502.79	1,733.06	1,092.49	5,328.35
INTEREST	4/14/2020	181.82	125.90	79.37	387.09
9 (2/1-4/30)	5/6/2020	2,649.56	1,834.69	1,156.56	5,640.80
TAX CERTIFICATES	6/10/2020	2,523.69	1,747.53	1,101.61	5,372.83
INTEREST	7/10/2020	-	-	10.18	10.18
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		380,348.63	263,372.93	166,035.85	809,757.41

PERCENT COLLECTED DIRECT	38%	38%	75%	45%
PERCENT COLLECTED TAX ROLL	100%	0%	100%	100%
PERCENT COLLECTED TOTAL	92%	61%	96%	91%

C.

Isles of Bartram Park

Community Development District

Check Run Summary

5/01/20 - 6/30/20

Fund	Date	Check No.	Amount
<i>Payroll</i>	5/22/20	50020-50022	\$ 554.10
<i>Sub-Total</i>			<u>\$ 554.10</u>
<i>General Fund</i>			
<i>Accounts Payable</i>	5/1/20 - 5/31/20	543-553	\$ 18,750.79
	6/1/20 - 6/30/20	554-565	\$ 12,886.82
<i>Sub-Total</i>			<u>\$ 31,637.61</u>
<i>Total</i>			\$ 32,191.71

** Fedex Invoices available upon request*

BR040M-A CHECKS WRITTEN LISTING AS OF 5/31/2020 RUN 7/13/2020 PAGE 1
 CMPY-001 ISLES OF BARTRAM - GENERAL BANK-P ISLES OF BARTRAM

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050020	R	PR	05/22/2020	184.70	2	JOSEPH PANCHULA
050021	R	PR	05/22/2020	184.70	4	VIRGINIA FEINER
050022	R	PR	05/22/2020	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

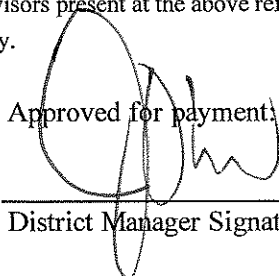
District Name: Isles Bartram Park CDD

Board Meeting Date: Wednesday, May 20, 2020

	<i>Name</i>	<i>In Attendance Please</i>	<i>Fees Involved</i>
1	Zenzi M Rogers	<input checked="" type="checkbox"/>	\$ 200
2	Chris Mayo	<input type="checkbox"/>	\$ 200
3	Mike Della Penta	<input checked="" type="checkbox"/>	\$ 200 NO
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

5/20/2020

Date

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/07/20	00018	5/01/20 368984	202005 320-53800-45501	MAY MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000543
5/07/20	00022	5/05/20 JAX11043	202005 320-57200-46200	SPRING ANNUAL ROTATION	*	1,957.50	
				YELLOWSTONE LANDSCAPE			1,957.50 000544
5/07/20	00022	5/05/20 JAX11043	202005 320-57200-46200	APR IRRIGATION REPAIRS	*	235.00	
				YELLOWSTONE LANDSCAPE			235.00 000545
5/07/20	00022	5/05/20 JAX11043	202005 320-57200-46200	SPRING MULCH INSTALL	*	5,724.00	
				YELLOWSTONE LANDSCAPE			5,724.00 000546
5/14/20	00021	5/11/20 M1551	202005 320-57200-46400	MAY FOUNTAIN SERVICES	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000547
5/14/20	00001	5/01/20 73	202005 310-51300-34000	MAY MANAGEMENT FEES	*	3,750.00	
		5/01/20 73	202005 310-51300-35100	MAY INFORM TECHNOLOGY	*	133.33	
		5/01/20 73	202005 310-51300-31200	MAY DISSEMINATION SERVICE	*	583.33	
		5/01/20 73	202005 310-51300-51000	OFFICE SUPPLIES	*	.18	
		5/01/20 73	202005 310-51300-42000	POSTAGE	*	3.00	
		5/01/20 73	202005 310-51300-42500	COPIES	*	1.05	
				GOVERNMENTAL MANAGEMENT SERVICES			4,470.89 000548
5/14/20	00004	4/30/20 114571	202003 310-51300-31500	MAR GENERAL COUNSEL	*	441.50	
				HOPPING GREEN AND SAMS			441.50 000549
5/14/20	00020	3/23/20 492022A	202003 320-57200-46300	BALANCE DUE FOUNTAIN PART	*	2,197.50	
				LAKE DOCTORS, INC.			2,197.50 000550
5/14/20	00020	5/01/20 502435	202005 320-57200-46100	MAY LAKE MAINTENANCE	*	1,670.00	
				LAKE DOCTORS, INC.			1,670.00 000551

IBTR ISLES OF BRTRM BPEREGRINO

CHECK		VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	.....CHECK.....	
DATE			DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS			AMOUNT	#
5/14/20	00020		5/04/20	504333	202004	320-57200-46300			*	187.00		
				500 WATT LIGHT BULBS								
								LAKE DOCTORS, INC.			187.00	000552
5/21/20	00025		5/14/20	05142020	202005	320-57200-46500			*	917.40		
				MAY IRRIGATION REIMBURSEM								
								CELESTINA MASTER HOA			917.40	000553
6/04/20	00018		6/01/20	370044	202006	320-53800-45501			*	500.00		
				JUN MANAGEMENT SERVICES								
								VESTA PROPERTY SERVICES, INC.			500.00	000554
6/11/20	00025		1/14/20	01142020	202001	320-57200-46500			*	424.84		
				JAN IRRIGATION REIMBURSEM								
								CELESTINA MASTER HOA			424.84	000555
6/11/20	00025		2/13/20	02132020	202002	320-57200-46500			*	425.21		
				FEB IRRIGATION REIMBURSEM								
								CELESTINA MASTER HOA			425.21	000556
6/11/20	00025		3/13/20	03132020	202003	320-57200-46500			*	654.27		
				MAR IRRIGATION REIMBURSEM								
								CELESTINA MASTER HOA			654.27	000557
6/11/20	00025		4/13/20	04132020	202004	320-57200-46500			*	982.79		
				APR IRRIGATION REIMBURSEM								
								CELESTINA MASTER HOA			982.79	000558
6/11/20	00001		6/01/20	74	202006	310-51300-34000			*	3,750.00		
				JUN MANAGEMNET FEES								
			6/01/20	74	202006	310-51300-35100			*	133.33		
				JUN INFORM TECHNOLOGY								
			6/01/20	74	202006	310-51300-31200			*	583.33		
				JUN DISSEMINATION SERVICE								
			6/01/20	74	202006	310-51300-42000			*	5.35		
				POSTAGE								
			6/01/20	74	202006	310-51300-42500			*	35.70		
				COPIES								
								GOVERNMENTAL MANAGEMENT SERVICES			4,507.71	000559
6/11/20	00004		5/31/20	115106	202004	310-51300-31500			*	779.50		
				APR GENERAL COUNSEL								
								HOPPING GREEN AND SAMS			779.50	000560
6/18/20	00021		6/10/20	M1680	202002	320-57200-46400			*	450.00		
				FEB FOUNTAIN SERVICES								
								CRYSTAL CLEAN POOL SERVICE, INC			450.00	000561

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/18/20	00011	6/01/20 194403	202005 310-51300-31100	MAY PROFESSIONAL SERVICES	*	1,912.50	
				ENGLAND THIMS & MILLER INC			1,912.50 000562
6/18/20	00020	6/01/20 508636	202006 320-57200-46100	JUN LAKE MAINTENANCE	*	1,670.00	
				LAKE DOCTORS, INC.			1,670.00 000563
6/25/20	00018	6/17/20 370641	202004 320-53800-45501	APR MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000564
6/25/20	00022	6/24/20 JAX12319	202006 320-57200-46200	JUN IRRIGATION REPAIRS	*	80.00	
				YELLOWSTONE LANDSCAPE			80.00 000565
TOTAL FOR BANK A						31,637.61	
TOTAL FOR REGISTER						31,637.61	



Invoice

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

Invoice #

368984

Date

5/1/2020

Terms

Due on receipt

Due Date

5/1/2020

Memo

MANAGEMENT SERV..

Bill To

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

RECEIVED

MAY 1 2020

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total

\$500.00

18 (A)

1,322 538.45501



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 110431	5/5/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o GMS-NF, LLC
475 West Town Pl, 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: June 4, 2020

Invoice Amount: \$1,957.50

Description	Current Amount
Spring Annual Rotation 2020	
Annual Installation	\$1,957.50

RECEIVED

MAY 5 2020

Invoice Total

\$1,957.50

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 110432	5/5/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o GMS-NF, LLC
475 West Town Pl, 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: June 4, 2020

Invoice Amount: \$235.00

Description	Current Amount
April Irrigation Repairs	
Irrigation Repairs	\$235.00

RECEIVED

MAY 5 2020

Invoice Total

\$235.00

22 (1)

1,320.572, 182

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

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 110433	5/5/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o GMS-NF, LLC
475 West Town Pl, 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: June 4, 2020

Invoice Amount: \$5,724.00

Description	Current Amount
Spring Mulch 2020	
Mulch Install	\$5,724.00

RECEIVED

MAY 5 2020

Invoice Total **\$5,724.00**

(A) 28
1,322,572,462

YELLOWSTONE LANDSCAPE

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

Crystal Clean Pool Service Inc

9020-1 Berry Ave
Jacksonville, FL 32211 US
+1 7168302520
brett@crystalcleanpools.net

RECEIVED

MAY 11 2020

INVOICE

RECEIVED

MAY 11 2020

INVOICE # M1551
DATE 05/11/2020
DUE DATE 06/10/2020
TERMS Net 30

BILL TO

Celestina Fountain
4518 Racetrack Rd.
St. Johns, FL 32259

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning	1	450.00	450.00

April

BALANCE DUE

\$450.00

21 (A)
1,320.572.464

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

RECEIVED

MAY 7 2020

Invoice #: 73

Invoice Date: 5/1/20

Due Date: 5/1/20

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2020 1,310.513, 840		3,750.00	3,750.00
Information Technology - May 2020 387		133.33	133.33
Dissemination Agent Services - May 2020 312		583.33	583.33
Office Supplies 570		0.18	0.18
Postage 420		3.00	3.00
Copies 425		1.05	1.05
1 (A)			
Total			\$4,470.89
Payments/Credits			\$0.00
Balance Due			\$4,470.89

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED

MAY 12 2020

4 (A) 1,810,573.815

STATEMENT

April 30, 2020

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

Bill Number 114571
Billed through 03/31/2020

General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

03/02/20	WSH	Confer with Oliver and Maggiore regarding request for easement impact; review correspondence regarding same.	0.50 hrs
03/02/20	KFJ	Confer with Haber regarding easements.	0.20 hrs
03/03/20	WSH	Confer with Maggiore regarding request to impact easement.	0.30 hrs
03/03/20	KFJ	Research property and easement records; confer with Haber.	1.20 hrs
03/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
03/31/20	AHJ	Prepare electronic transmission of form of notice of general election and correspondence regarding same.	0.10 hrs
Total fees for this matter			\$441.50

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.10 hrs	120 /hr	\$12.00
Jusevitch, Karen F.- Paralegal	1.40 hrs	120 /hr	\$168.00
Eckert, Michael C.	0.30 hrs	245 /hr	\$73.50
Haber, Wesley S.	0.80 hrs	235 /hr	\$188.00

TOTAL FEES \$441.50

TOTAL CHARGES FOR THIS MATTER

\$441.50

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.10 hrs	120 /hr	\$12.00
Jusevitch, Karen F.- Paralegal	1.40 hrs	120 /hr	\$168.00
Eckert, Michael C.	0.30 hrs	245 /hr	\$73.50
Haber, Wesley S.	0.80 hrs	235 /hr	\$188.00

=====

TOTAL FEES

\$441.50

TOTAL CHARGES FOR THIS BILL**\$441.50****Please include the bill number with your payment.**



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

RECEIVED

MAY 12 2020

Invoice

Invoice #	492022
Account #	723920
Date	3/23/2020
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

Description	Purchase Order Number	Terms
	Amenity Center Fountain	NET 30 DAYS
	Rate	Amount
Fountain/Aeration System Parts (Per Service Order)	3,895.00	3,895.00
Fountain/Aeration-Service Call/Labor	500.00	500.00
<p>A 50% deposit shall be due payable upon execution and the balance shall be payable upon completion. Thank you!</p> <p>For Scheduling Questions- please contact our Jacksonville office at 904-262-5500.</p> <p>20 (A) 1,320,572,463</p>		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Subtotal \$4,395.00
To 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 payment.		Sales Tax (6.5%) \$0.00
		Total \$4,395.00
Please visit www.lakedoctors.com for your local office contact information		Payments/Credits -\$2,197.50
		Balance Due \$2,197.50



INVOICE



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

Invoice #	502435
Account #	721658
Invoice Date	5/1/2020
Due Date	5/11/2020
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

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly Water Mgmt Serv-R-Non Water Mgmt Serv - Additional Areas Added Effective 01/2020	1,170.00 500.00 20 (A) 1,320,572.46	
		RECEIVED MAY 07 2020	
		Customer Total Balance \$3,340.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice	\$1,670.00

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 #	502435
Account #	721658
Date	5/1/2020

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 #	504333
Account #	723920
Invoice Date	5/4/2020
Due Date	6/3/2020
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

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided.
		NET 30 DAYS	
Item	Description	Amount	
	Two (2) 500 Watt Light Bulbs 04/16/2020 Sales Tax - ST JOHNS	187.00T 12.16	
Customer Total Balance		\$2,396.66	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$199.16	

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 #	504333
Account #	723920
Date	5/4/2020

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		

Celestina Master HOA, Inc**INVOICE****INVOICE DATE: 5.14.2020**

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 5.14.2020) <i>25 (A)</i> <i>1,320,572.465</i>	\$917.40
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$917.40

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.



Invoice

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

Invoice #
Date

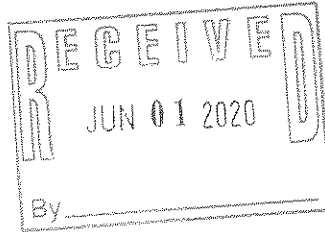
370044
6/1/2020

Terms
Due Date
Memo

Due on receipt
6/1/2020
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

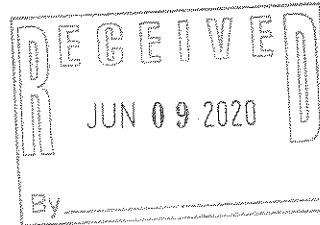
Total \$500.00

18 (A)

1,322,538.45501

Celestina Master HOA, Inc**INVOICE****INVOICE DATE: 1/14/20**

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 1/14/20) <i>25 @ 1,820.572.465</i>	\$424.84
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$424.84

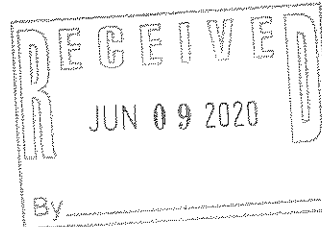
Make all checks payable to: Celestina Master Homesowners Association Please mail or deliver to
Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 2/13/20

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

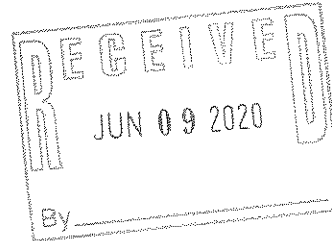


	DESCRIPTION	AMOUNT
	Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 2/13/20) <i>JS (A)</i> <i>1,320.522.465</i>	\$425.21
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$425.21

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.

Celestina Master HOA, Inc**INVOICE****INVOICE DATE: 3/13/20**

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

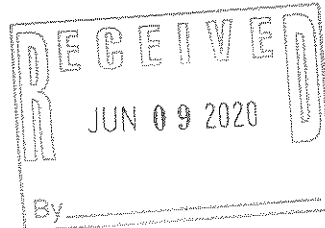


	DESCRIPTION	AMOUNT
	Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 3/13/20) <i>25 A</i> <i>1.322.572.485</i>	\$654.27
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$654.27

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.

Celestina Master HOA, Inc**INVOICE****INVOICE DATE: 4/13/20**

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 4/13/20) <i>25 AD</i> <i>1,322.572.465</i>	\$982.79
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$982.79

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

RECEIVED

Bill To:

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

JUN 04 2020

Invoice #: 74
Invoice Date: 6/1/20
Due Date: 6/1/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - June 2020 1,310.513.840		3,750.00	3,750.00
Information Technology - June 2020 357		133.33	133.33
Dissemination Agent Services - June 2020 312		583.33	583.33
Postage 425		5.35	5.35
Copies 425		35.70	35.70
1 (A)			
Total			\$4,507.71
Payments/Credits			\$0.00
Balance Due			\$4,507.71

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 31, 2020

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

Bill Number 115106
Billed through 04/30/2020

4 (A) 1,810.573.315

General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

04/05/20	WSH	Review and respond to Maggiore regarding easement encroachment by resident.	0.20 hrs
04/08/20	KFJ	Research easement ownership; confer with Haber.	1.30 hrs
04/09/20	AHJ	Finalize electronic transmission of form of notice of general election and correspondence regarding same.	0.20 hrs
04/13/20	WSH	Review property records; prepare correspondence to Oliver regarding deed and assignment of easements.	1.40 hrs
04/21/20	WSH	Confer with Oliver regarding real property conveyances.	0.20 hrs
04/22/20	AHJ	Finalize electronic transmission of form of notice of qualifying period and correspondence regarding same; transmit to district manager.	0.10 hrs
04/23/20	WSH	Review file and prepare correspondence to Maggiore regarding conveyance of ponds, easements and SJRWMD Permit.	0.70 hrs
Total fees for this matter			\$779.50

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.30 hrs	120 /hr	\$36.00
Jusevitch, Karen F.- Paralegal	1.30 hrs	120 /hr	\$156.00
Haber, Wesley S.	2.50 hrs	235 /hr	\$587.50

TOTAL FEES \$779.50

TOTAL CHARGES FOR THIS MATTER

\$779.50

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.30 hrs	120 /hr	\$36.00
Jusevitch, Karen F.- Paralegal	1.30 hrs	120 /hr	\$156.00

=====

Haber, Wesley S.	2.50 hrs	235 /hr	\$587.50
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TOTAL FEES	\$779.50
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TOTAL CHARGES FOR THIS BILL	\$779.50
------------------------------------	-----------------

Please include the bill number with your payment.

Crystal Clean Pool Service Inc
9020-1 Berry Ave
Jacksonville, FL 32211 US
+1 7168302520
brett@crystalcleanpools.net

RECEIVED

JUN 10 2020

INVOICE

BILL TO

Celestina Fountain
4518 Racetrack Rd.
St. Johns, FL 32259

INVOICE # M1680

DATE 06/10/2020

DUE DATE 07/10/2020

TERMS Net 30

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning	1	450.00	450.00

May

BALANCE DUE

\$450.00

1. 320.872.4621
21 A
Exp to Feb



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

June 1, 2020

Project No: 13125.03000

Invoice No: 0194403

Project 13125.03000 Isles of Bartram CDD

Professional Services rendered through May 31, 2020

Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	8.50	225.00	1,912.50
Totals	8.50		1,912.50
Total Labor			1,912.50

Invoice Total this Period \$1,912.50

11 (A) 1,810.513 8/11

75
JUN 10 2020

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-942-6990 • fax 904-646-6485
CA-00002584 LC-0000316



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

INVOICE

Invoice #	508636
Account #	721658
Invoice Date	6/1/2020
Due Date	6/11/2020
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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Mgmt Serv-R-Non Water Mgmt Serv - Additional Areas Added Effective 01/2020	1,170.00 500.00
	1,320.572,461	(A) 20
	Customer Total Balance \$1,670.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$1,670.00

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 #	508636
Account #	721658
Date	6/1/2020

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
Card # _____	____ American Express
Card Verification # _____	
Exp. Date # _____	
Print Name _____	
Billing Address: _____	Check box if same as above
Signature _____	

From: Dena Forrester (dforrester@vestapropertyservices.com) system@sent-via.netsuite.com
Subject: Vesta Property Services; Invoice #370641
Date: June 17, 2020 at 12:13 PM
To: dlaughlin@gmsnf.com



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

Invoice

Date 6/17/2020
Invoice # 370641
Terms Due on receipt
Due Date 6/17/2020
Memo MANAGEMENT SERVICES

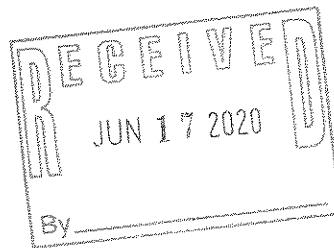
Bill To

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

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES <i>Apt.</i>	1	500.00	500.00

Total 500.00
Amount Due \$500.00

*18 (A)
1,322,538.45501*





INVOICE

INVOICE #	INVOICE DATE
JAX 123192	6/24/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Celestina-Isles of Bartram CDD
c/o GMS-NF, LLC
475 West Town Pl, Suite 114
Saint Augustine, FL 32092

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 24, 2020

Invoice Amount: \$80.00

Description	Current Amount
June Irrigation Repairs	
Irrigation Repairs	\$80.00

RECEIVED

JUN 24 2020

22 (A)
1.322. 572. 1/62

Invoice Total **\$80.00**

IN COMMERCIAL LANDSCAPING

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

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