

ISLES OF BARTRAM PARK
Community Development District

November 18, 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

November 12, 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, November 18, 2020 at 2:00 p.m.** at the **offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comment
- III. Affidavits of Publication
- IV. Approval of Minutes of the July 22, 2020 Meeting
- V. Organization Matters
 - A. Oath of Office for Newly Elected Supervisor
 - B. Consideration of Resolution 2021-01, Canvassing & Certifying the Results of the Landowners Election
 - C. General Information for Supervisor
 - D. Consideration of Resolution 2021-02, Election of Officers
- VI. Consideration of Resolution 2021-03, Declaring Vacancy in Seats 3 & 5
- VII. Consideration of Renewal of Landscape Maintenance with Yellowstone Landscape
- VIII. Ratification of Memo of Understanding with the St. Johns Property Appraiser
- IX. Ratification of FY 20 Audit Engagement Letter with Grau & Associates
- X. Other Business
- XI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- XII. Supervisors' Requests
- XIII. Audience Comments
- XIV. Financial Reports
 - A. Balance Sheet as of September 30, 2020 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XV. Next Scheduled Meeting – February 17, 2021 at 2:00 p.m. at the offices

of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092
XVI. Adjournment

Minutes from the July 22, 2020 meeting are enclosed for your review.

The fifth order of business is the organizational matters. The new supervisor will be administered the oath of office and the board will consider resolution 2021-01, canvassing and certifying the results of the Landowners' election. The board will next consider resolution 2021-02, election of officers. A copy of each resolution is enclosed for your review.

The sixth order of business is the consideration of resolution 2021-03, declaring vacancy in seats 3 & 5. A copy of the resolution is enclosed for your review.

The seventh order of business is the consideration of renewal of landscape maintenance services with Yellowstone Landscape.

The eighth order of business is the ratification of memo of understanding with the St. Johns Property Appraiser. A copy of the memo is enclosed for your review.

The ninth order of business is the ratification of FY 20 audit engagement letter with Grau & Associates. A copy of the letter is enclosed for your review.

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

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

Sincerely,

James Oliver

James Oliver
District Manager
cc: Wes Haber
Darrin Mossing

AGENDA

Isles of Bartram Park Community Development District Agenda

Tuesday
November 18, 2020
2:00 p.m.

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

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THIRD ORDER OF BUSINESS

THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

SAINT AUGUSTINE, FL 32092

ACCT: 15657
AD# 0003316367-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **LO MTG AND ELECTION** was published in said newspaper on **10/26/2020, 11/02/2020**.

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

Sworn to (or affirmed) and subscribed before me by means of

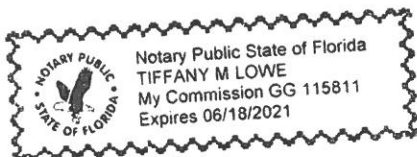
[☒] physical presence or
[☐] online notarization

NOV 03 2020

this ____ day of ____

by *Melissa Rhinehart* who is personally known to
me or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



**NOTICE OF LANDOWNERS'
MEETING AND ELECTION AND
MEETING OF THE BOARD OF
SUPERVISORS OF THE ISLES OF
BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Isles of Bartram Park Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 582 acres, generally located west of Interstate 95, south and west of Durbin Creek, and north of Racetrack Road, located entirely within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("Board"), and individually, "Supervisor". Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 18, 2020
TIME: 2:00 p.m.
PLACE: Offices of Governmental Management Services, LLC
475 West Town Place,
Suite 114
St. Augustine, FL 32092

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, District Manager, Governmental Management Services, LLC, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Ph: (904) 940 5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

In the event that Executive Orders 20-52, 20-69, and 20-264 issued by Governor DeSantis are extended and the COVID-19 public health emergency prevents the Board meeting from occurring in person, the Board meeting only may be conducted remotely, via communications media technology and/or by telephone. However, the landowners' meeting will continue to be held in person at the location provided above. Information about how the Board meeting will be held and instructions for connecting and participating, if necessary, may be found at the District's website, www.islesofbartramparkccd.com, or by contacting the District Manager's Office.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

James Oliver
District Manager
0003316367 Oct. 26, Nov. 2, 2020

FOURTH ORDER OF BUSINESS

**MINUTES OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Wednesday, **July 22, 2020** at 2:00 p.m. via Zoom conferencing.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Joe Panchula	Supervisor
Ginny Feiner	Supervisor
Mike Della Penta	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Matt Maggiore	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 May 20, 2020 Meeting

Mr. Oliver presented the minutes of the May 20, 2020 meeting and asked if there were any additions, corrections or deletions. Hearing none,

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor, the Minutes of the May 20, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearing**

Mr. Oliver stated that they noticed the public hearing on the consideration of adopting the FY21 Budget. The budget presented is the same one that was discussed at the May 20th meeting with no changes made. The assessments on the tax roll stay the same with no change in total assessments or the per unit assessments. The slight increase in the budget is covered by the developer contributions.

Mr. Oliver noted that on down in the budget there are some opportunities for savings based on the FY20 spend rates, particularly the Utilities line item. It is budgeted at \$20,000 and that's more likely to come in around \$10,000. Similarly with Matt's Engineering line item, it's budgeted at \$6,000, but it looks like about half of that will be spent during the fiscal year. The rest of the budget is a debt service bond which is fixed payments for the semi-annual interest payments and the debt service payments. Mr. Oliver asked for any discussion from the Board Members about the budget. Hearing no questions,

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor OPENING the Public Hearing, was approved.

Mr. Oliver stated that the public hearing is open and stated that no members of the public are on by Zoom.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor CLOSING the Public Hearing, was approved.

A. Consideration of Resolution 2020-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021

Mr. Haber stated this resolution is for the public hearing just held makes findings the regarding the budget and the fact that the hearing was held virtually in light of the Executive Orders that were issued for COVID and talks about the manner in which the budget can be amended if that ever becomes necessary. By virtue of the adoption of the Resolution, they will be formally adopting the budget. Mr. Haber stated he would answer any questions regarding the resolution and asked for a motion of approval.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor, Resolution 2020-07 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021, was approved.

B. Consideration Resolution 2020-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Haber stated the Assessment Resolution which levies the owner assessments to fund the budget which Jim went over with the respect to the Revenue section of the budget itself. It also certifies for collection that debt assessments that pay off the bonds. By virtue of your adoption of that Resolution, you are formally levying those assessments and certifying them for collection both on the tax roll and any direct collect will be done through Jim's office. Mr. Haber stated he would answer any questions and asked for a motion of approval.

On MOTION by Ms. Rogers seconded by Ms. Feiner with all in favor, the Resolution 2020-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-09,
Accepting Transfer of SJRWMD**

Mr. Haber stated at the last meeting the Board authorized staff, Matt's office and his own, to work towards getting the permits for the District Water Management system transferred. Mr. Haber stated that essentially this Resolution is just Action 5, the District by the Board, authorizing the transfer and the acceptance of those permits. This Resolution puts them in a position to start working with those permit holders to file the appropriate documents with the same accounts for the Water Management District to get the permits transferred.

Mr. Haber recommended that the Board approves the resolution subject to amending it for the purposes of including a reference to all 5 of those permits to approve and that they approve authorization for transfer. Then they can work with Matt's office and the permit holders and the Water Management District to get those formally transferred to the CDD.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor Resolution 2020-09 Accepting Transfer of SJRWMD, was approved as amended.

SIXTH ORDER OF BUSINESS

**Discussion of Upcoming Renewal for
Landscape Maintenance with Yellowstone
Landscape**

Mr. Oliver stated the current agreement with Yellowstone does not end until December 31, 2020. Yellowstone also has a landscaping contract with the HOA within the community area inside the gates. If the HOA is going to stay with Yellowstone, the CDD Board may wish to renew the current contract. No action was needed was needed at this time.

Ms. Rogers stated that the landscaping was finished at the West Gate. Ms. Rogers asked if the property was part of the District property or if it is all HOA. She just wanted to make sure that if it is CDD, that it is identified and transferred over. If not, it gets maintained on the HOA side. Mr. Maggiore would look up a map and check that location.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated there was nothing to report.

B. Engineer

There being none, the next item followed.

C. Manager – Presentation of FY 2021 Meeting Schedule

Mr. Oliver stated the FY 2021 meeting schedule has the Board continuing to meet on a quarterly basis with meetings in November, February, May and August.

On MOTION by Ms. Rogers seconded by Ms. Feiner with all in favor, the FY 2021 Meeting Schedule, was approved.

Mr. Oliver stated that as far as the CDD Board is concerned, seats 3 and 5 were to be managed by a general election process by Supervisor of Elections. No one qualified for these seats. That is something that the Board will deal with after the November general election.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

No audience members were present.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of June 30, 2020 and Statement of Revenues & Expenditures

Mr. Oliver stated included in your agenda package is a copy of the unaudited balance sheet and income statement as of June 30.

B. Assessment Receipt Schedule

Mr. Oliver stated the latest distribution from June including tax certificate sales 100% collected for the on roll assessments.

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. Mayo with all in favor, the Check Register was approved.
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TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – TBD

Mr. Oliver stated the next scheduled meeting is November 18, 2020 at 2:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

B.

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Isles of Bartram Park Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District until such time as the Board of Supervisors can be elected by qualified electors of the District; and

WHEREAS, such landowners meeting was held on November 18, 2020, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____ Seat 1 Votes _____

SECTION 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____ 4 year term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November, 2020.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

D.

RESOLUTION 2021-02

**A RESOLUTION DESIGNATING OFFICERS OF THE
ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Isles of Bartram Park Community Development District at a regular business meeting held on November 18, 2020 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary(s)
_____	Assistant Secretary(s)
_____	Assistant Secretary(s)
_____	Assistant Secretary(s)

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2020.

Chairman / Vice Chairman

Secretary / Assistant Secretary

SIXTH ORDER OF BUSINESS

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 3 AND 5 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Isles of Bartram Park Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2020, two (2) members of the Board of Supervisors (the “Board”) were to be elected by the Qualified Electors of the District, as that term is defined in section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to section 190.006(3)(b), *Florida Statutes*, if no elector qualifies for a seat to be filled in an election, the Board shall declare the seat(s) vacant, effective the second Tuesday following the general election; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats on the District Board are hereby declared vacant effective as of November 17, 2020:

Seat # 3 (currently held by Joseph Panchula)
Seat # 5 (currently held by Mike Della Penta)

SECTION 2. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board member of the respective seat, if any, shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of November, 2020.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson

EIGHTH ORDER OF BUSINESS

MEMORANDUM OF UNDERSTANDING
BETWEEN THE ST. JOHNS COUNTY PROPERTY APPRAISER
AND ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

This Memorandum of Understanding ("MOU") dated September 14, 2020 is made between the Isles of Bartram Park Community Development District, a local unit of special purpose government ("District"), and the St. Johns County Property Appraiser, a constitutional officer of the State of Florida ("Property Appraiser"). The parties agree as follows:

WHEREAS, the parties have a need for Property Assessment Records and GIS digital data for operation of certain functions; and

WHEREAS, the Property Appraiser, receives requests pursuant to Chapter 119, Florida Statutes, to protect information that is confidential and exempt from public disclosure; and

WHEREAS, the Property Appraiser redacts Property Assessment Records and GIS digital data based on such requests; and

WHEREAS, the District requires access to the unredacted Property Assessment Records and GIS digital data for proper functioning of governmental functions; and

WHEREAS, the parties desire to protect information that is confidential and exempt from disclosure pursuant to Florida Statutes.

NOW THEREFORE, the parties agree as follows:

1. The recitals above are hereby incorporated and made a part of this MOU.
2. The Property Appraiser will update and maintain the Property Assessment Records and GIS ownership data to protect the information that has been identified as confidential and exempt from public disclosure pursuant to Section 119.071(4)d.2., Fla. Stat., or other applicable Statute ("Exempt Information") and will include a reference to the statutory citation under which the exemption is being claimed. During the regularly scheduled update, the Property Appraiser, will save a file containing all data (both exempt and non-exempt); the file will be placed in a secure location with access available to the District. The Property Appraiser will be responsible for creating, maintaining and hosting the secure location available to the District. The data will be made available in a file format deemed appropriate by the Property Appraiser according to the nature of the data and placed in the secure folder created, maintained and hosted by the Property Appraiser. The Property Appraiser will provide credentials for access to the secure location and the District assumes responsibility for restricting access to data provided.
3. The District will update and maintain the data to protect the Exempt Information and will include a reference to the statutory citation under which the exemption is being claimed.
4. The District will share the confidential data corresponding to the confidential and exempt Property Assessment Records and GIS ownership data provided by the Property Appraiser, with the District and its statutorily authorized district manager, including the statutory citation under which the exemption is being claimed.
5. The parties agree to maintain the Exempt Information as confidential and exempt from public disclosure pursuant to Florida Statutes.
6. The parties agree to implement, maintain and update appropriate security measures and permissions within their respective networks to ensure that confidential data is only accessible by appropriate employees or agents in full compliance with Florida Law and administrative regulations. In

addition, each party agrees to provide its employees with appropriate training to ensure the lawful access and use of such confidential information.

7. The parties agree to provide the redacted records and the applicable statutory exemption identified by the Property Appraiser and the District when responding to a public records request that would include any portion of the Exempt Information.

8. Each party agrees to be responsible for the negligent acts of its officers, agents and employees. As between the parties, subject to the limitation of Section 768.28 Fla. Stat. Each party assumes the responsibility for the intentional or negligent acts or omissions of its employees. This provision shall not be deemed a waiver of the sovereign immunity afforded the parties by Florida law, the provisions of Section 768.28 Fla. Stat. or a consent to be sued by third parties.

9. This MOU may be terminated immediately by any party upon written notification to the other parties. Any dispute or conflict between the parties that arises from the implementation of the Agreement shall be provided in writing to representatives of the parties. The representatives shall meet to discuss disputed issue(s) and attempt in good faith to resolve such dispute(s).

10. Any modifications to this MOU must be made in writing executed by all parties hereto.


IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be signed by their respective duly authorized officers.

ST. JOHNS COUNTY PROPERTY APPRAISER



Eddie Creamer, PROPERTY APPRAISER

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

635A74EC3371467...

District Chairman

NINTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 24, 2020

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

We are pleased to confirm our understanding of the services we are to provide Isles of Bartram Park Community Development District, St. Johns County, Florida (the "District") for the fiscal year ended September 30, 2020. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Isles of Bartram Park Community Development District for the fiscal year ended September 30, 2020. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2020 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review

of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

Our fee for these services will not exceed \$4,100 for the September 30, 2020 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Isles of Bartram Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

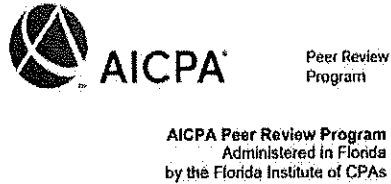
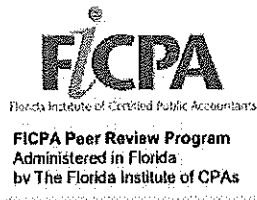
RESPONSE:

This letter correctly sets forth the understanding of Isles of Bartram Park Community Development District.

By:  _____

Title:  _____

Date:  _____



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext: 251

Florida Institute of CPAs

cc: Daniel Hevja, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

FOURTEENTH ORDER OF BUSINESS

A.

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

Isles of Bartram Park
Community Development District
Combined Balance Sheet
September 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>				
<i>Cash</i>	\$94,133	---	---	\$94,133
<i>Investments:</i>				
<i>Series 2015:</i>				
<i>Reserve</i>	---	\$218,879	---	\$218,879
<i>Interest</i>	---	\$2	---	\$2
<i>Revenue</i>	---	\$278,468	---	\$278,468
<i>Sinking Fund</i>	---	\$113	---	\$113
<i>Prepayment</i>	---	\$21	---	\$21
<i>General Redemption</i>	---	\$380	---	\$380
<i>Construction</i>	---	---	\$900	\$900
<i>Due from General Fund 2015</i>	---	\$21,677	---	\$21,677
<i>Series 2017:</i>				
<i>Reserve</i>	---	\$170,925	---	\$170,925
<i>Interest</i>	---	\$4	---	\$4
<i>Revenue</i>	---	\$163,448	---	\$163,448
<i>Sinking Fund</i>	---	\$99	---	\$99
<i>Prepayment</i>	---	\$10	---	\$10
<i>Construction</i>	---	---	\$51	\$51
<i>Due from General Fund 2017</i>	---	\$27,530	---	\$27,530
<i>Prepaid Expenses</i>	\$11,666	---	---	\$11,666
<i>Assessment Receivable</i>	\$7,706	\$80,284	---	\$87,989
<i>Total Assets</i>	\$113,505	\$961,841	\$951	\$1,076,297
<u>Liabilities:</u>				
<i>Accounts Payable</i>	\$51,386	---	---	\$51,386
<i>Fund Balances:</i>				
<i>Restricted for Debt Service</i>	---	\$961,840	---	\$961,840
<i>Restricted for Capital Projects</i>	---	---	\$951	\$951
<i>Nonspendable</i>	\$11,666	---	---	\$11,666
<i>Unassigned</i>	\$50,453	---	---	\$50,453
<i>Total Liabilities & Fund Equity</i>	\$113,505	\$961,840	\$951	\$1,076,297

Isles of Bartram Park
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending September 30, 2020

	<i>Adopted Budget</i>	<i>Prorated Thru 09/30/20</i>	<i>Actual Thru 09/30/20</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	\$174,485	\$8,346
<i>Assessment - Direct</i>	\$30,296	\$30,296	\$30,296	\$0
<i>TOTAL REVENUES</i>	\$205,221	\$205,221	\$216,624	\$11,403
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
<i>Supervisors</i>	\$4,000	\$4,000	\$2,200	\$1,800
<i>FICA Expense</i>	\$306	\$306	\$168	\$138
<i>Engineering</i>	\$6,000	\$6,000	\$3,038	\$2,963
<i>Dissemination</i>	\$7,000	\$7,000	\$7,000	\$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	\$10,000	\$6,458	\$3,542
<i>Annual Audit</i>	\$4,000	\$4,000	\$4,000	\$0
<i>Trustee Fees</i>	\$8,000	\$8,000	\$8,000	\$0
<i>Management Fees</i>	\$45,000	\$45,000	\$45,000	\$0
<i>Information Technology</i>	\$1,600	\$1,600	\$1,600	\$0
<i>Telephone</i>	\$150	\$150	\$22	\$128
<i>Postage</i>	\$300	\$300	\$168	\$132
<i>Insurance</i>	\$8,500	\$8,500	\$7,843	\$657
<i>Printing and Binding</i>	\$1,300	\$1,300	\$525	\$775
<i>Legal Advertising</i>	\$2,000	\$2,000	\$0	\$2,000
<i>Other Current Charges</i>	\$750	\$750	\$200	\$550
<i>Office Supplies</i>	\$200	\$200	\$21	\$179
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>Website Compliance</i>	\$1,200	\$1,200	\$0	\$1,200
<i>TOTAL ADMINISTRATIVE</i>	\$106,081	\$106,081	\$92,018	\$14,063
<u>FIELD:</u>				
<i>Landscape Maintenance</i>	\$45,000	\$45,000	\$50,667	(\$5,667)
<i>Lake Maintenance</i>	\$18,840	\$18,840	\$18,540	\$300
<i>Waterfall/Entry Pond Maintenance</i>	\$5,400	\$5,400	\$5,455	(\$55)
<i>Lake Fountains Maintenance</i>	\$1,400	\$1,400	\$5,984	(\$4,584)
<i>Management</i>	\$6,000	\$6,000	\$6,000	\$0
<i>Utilities</i>	\$20,000	\$20,000	\$9,863	\$10,137
<i>General Maintenance</i>	\$2,500	\$2,500	\$950	\$1,550
<i>TOTAL FIELD</i>	\$99,140	\$99,140	\$97,459	\$1,681
<i>TOTAL EXPENDITURES</i>	\$205,221	\$205,221	\$189,477	\$15,744
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$27,146	
<i>FUND BALANCE - Beginning</i>	\$0		\$34,973	
<i>FUND BALANCE - Ending</i>	\$0		\$62,119	

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	\$754	\$0	\$7,706	\$174,485
Assessment - Direct	\$0	\$0	\$0	\$15,148	\$0	\$0	\$0	\$0	\$7,574	\$7,574	\$0	\$0	\$30,296
Total Revenues	\$11,843	\$13,975	\$65,588	\$98,180	\$0	\$1,093	\$1,236	\$0	\$8,675	\$8,328	\$0	\$7,706	\$216,624
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$800	\$0	\$0	\$2,200
FICA Expense	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$46	\$0	\$61	\$0	\$0	\$168
Engineering	\$0	\$0	\$0	\$0	\$0	\$394	\$0	\$1,913	\$0	\$506	\$0	\$225	\$3,038
Dissemination	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$7,000
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	\$149	\$454	\$358	\$98	\$1,031	\$442	\$780	\$1,349	\$378	\$1,423	\$0	\$0	\$6,458
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	\$667	\$0	\$8,000
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$1,600
Telephone	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$16	\$0	\$0	\$22
Postage	\$12	\$11	\$5	\$85	\$3	\$22	\$1	\$3	\$5	\$16	\$5	\$3	\$168
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	\$25	\$146	\$21	\$525
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	\$1	\$3	\$0	\$21
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	\$21,219	\$10,396	\$5,061	\$4,663	\$5,513	\$9,333	\$5,253	\$8,379	\$4,885	\$7,314	\$5,287	\$4,715	\$92,018
<u>Field</u>													
Landscape Maintenance	\$4,286	\$8,052	\$4,986	\$2,670	\$2,670	\$2,670	\$2,670	\$9,652	\$2,750	\$4,627	\$2,815	\$2,822	\$50,667
Lake Maintenance	\$1,170	\$1,170	\$1,170	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$18,540
Waterfall/Entry Pond Maintenance	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$505	\$450	\$5,455
Lake Fountains Maintenance	\$0	\$340	\$0	\$350	\$0	\$4,395	\$549	\$0	\$0	\$350	\$0	\$0	\$5,984.16
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Utilities	\$1,543	\$1,602	\$478	\$425	\$425	\$654	\$983	\$917	\$905	\$939	\$476	\$517	\$9,862.84
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$950	\$0	\$0	\$0	\$950
Total Field	\$7,949	\$12,114	\$7,584	\$6,064	\$5,715	\$10,339	\$6,822	\$13,189	\$7,224	\$8,536	\$5,965	\$5,959	\$97,459
Total Expenses	\$29,168	\$22,510	\$12,645	\$10,727	\$11,227	\$19,671	\$12,075	\$21,568	\$12,109	\$15,849	\$11,252	\$10,674	\$189,477
Excess Revenues (Expenditures)	(\$17,325)	(\$8,535)	\$52,943	\$87,452	(\$11,227)	(\$18,579)	(\$10,839)	(\$21,568)	(\$3,434)	(\$7,521)	(\$11,252)	(\$2,969)	\$27,146

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

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 09/30/20</i>	<i>Thru 09/30/20</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Direct</i>	\$57,044	\$57,044	\$57,044	\$0
<i>Assessment - Tax Roll</i>	\$384,216	\$384,216	\$382,053	(\$2,163)
<i>Interest Income</i>	\$100	\$100	\$3,878	\$3,778

TOTAL REVENUES

\$441,360	\$441,360	\$442,975	\$1,615
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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)
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EXCESS REVENUES (EXPENDITURES)

\$21,691	\$23,297
----------	----------

FUND BALANCE - Beginning

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

FUND BALANCE - Ending

\$315,298	\$554,907
-----------	-----------

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

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 09/30/20</i>	<i>Thru 09/30/20</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Direct</i>	\$72,446	\$72,446	\$72,446	\$0
<i>Assessment - Tax Roll</i>	\$272,342	\$272,342	\$264,553	(\$7,789)
<i>Interest Income</i>	\$2,000	\$2,000	\$2,708	\$708

TOTAL REVENUES

\$346,788	\$346,788	\$339,708	(\$7,080)
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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

TOTAL EXPENDITURES

\$337,988	\$337,988	\$342,888	(\$4,900)
-----------	-----------	-----------	-----------

OTHER SOURCES/(USES)

<i>Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
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TOTAL OTHER SOURCES AND USES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

\$8,801	(\$3,180)
---------	-----------

FUND BALANCE - Beginning

\$237,492	\$410,113
-----------	-----------

FUND BALANCE - Ending

\$246,293	\$406,933
-----------	-----------

Isles of Bartram Park
Community Development District
CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures
For the Period ending September 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:	\$218,878.61
Reserve Balance:	\$218,878.61
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	(\$105,000)
Less: November 1, 2019 (Prepayment)	(\$5,000)
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:	\$170,925.00
Reserve Balance:	\$170,925.00
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 CDD
FISCAL YEAR 2020 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY20 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	72,446.16	30,295.50	159,785.72
TAX ROLL NET	521	380,609.18	263,553.35	166,139.40	810,301.92
TOTAL DISTRICT NET	616	437,653.24	335,999.51	196,434.90	970,087.64

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	FY20 O&M RECEIVED	TOTAL RECEIVED
LENNAR	-	57,044.06	72,446.16	30,295.50	159,785.72
TOTAL DIRECT INVOICES	-	57,044.06	72,446.16	30,295.50	159,785.72
TAX ROLL RECEIVED / DUE	(10,789.33)	382,052.89	264,553.06	174,485.30	821,091.25
TOTAL RECEIPTS / DUE	(10,789.33)	439,096.95	336,999.22	204,780.80	980,876.97

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	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	26,189.24	127,731.28
INTEREST (10/1-12/31)	1/30/2020	382.97	265.19	167.16	815.32
8 (1/1-1/30)	3/30/2020	2,502.79	1,733.06	1,092.50	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	1,156.55	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
11	7/13/2020	1,704.26	1,180.12	743.93	3,628.31
COUNTY EXCESS FEES	10/29/2020	-	-	7,705.53	7,705.53
TOTAL TAX ROLL RECEIPTS		382,052.89	264,553.06	174,485.30	821,091.25

PERCENT COLLECTED DIRECT	100%	100%	100%	100%
PERCENT COLLECTED TAX ROLL	100%	0%	105%	101%
PERCENT COLLECTED TOTAL	100%	100%	104%	101%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/19,
1/1/20, 4/1/20, 7/1/20.

DEBT SERVICE ASSESSMENTS ARE DUE IN INSTALLMENTS WITH 38% DUE 4/1/20 AND 62%
DUE 9/30/20

THERE IS ALSO A DEVELOPER FUNDING AGREEMENT FOR \$8,786 IN O&M

C.

Isles of Bartram Park

Community Development District

Check Run Summary

7/01/20 - 9/30/20

Fund	Date	Check No.	Amount
<i>Payroll</i>	7/23/20	50023-50026	\$ 738.80
<i>Sub-Total</i>			<i>\$ 738.80</i>
<i>General Fund</i>			
<i>Accounts Payable</i>	7/1/20 - 7/31/20	566-578	\$ 30,869.30
	8/1/20 - 8/31/20	579-590	\$ 15,787.26
	9/1/20 - 9/30/20	591-599	\$ 19,833.02
<i>Sub-Total</i>			<i>\$ 66,489.58</i>
<i>Total</i>			<i>\$ 67,228.38</i>

** Fedex Invoices available upon request*

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050023	R	PR	07/23/2020	184.70	3	CHRIS MAYO
050024	R	PR	07/23/2020	184.70	2	JOSEPH PANCHULA
050025	R	PR	07/23/2020	184.70	4	VIRGINIA FEINER
050026	R	PR	07/23/2020	184.70	1	ZENZI M ROGERS
BANK TOTAL				738.80		
COMPANY TOTAL				738.80		

Attendance Confirmation
for
Board of Supervisors

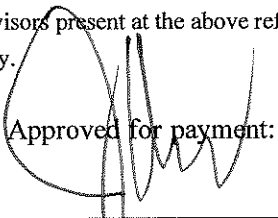
District Name: Isles Bartram Park CDD

Board Meeting Date: Wednesday, July 22, 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 checked="" type="checkbox"/>	\$ 200
3	Mike Della Penta	<input checked="" type="checkbox"/>	\$ -
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

7/22/2020
Date

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

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/01/20	00025	6/15/20	06152020 202006 320-57200-46500	JUN IRRIGATION REIMBURSM	*	904.56	
				CELESTINA MASTER HOA			904.56 000566
7/09/20	00001	7/01/20	75 202007 310-51300-34000	JUL MANAGEMENT FEES	*	3,750.00	
		7/01/20	75 202007 310-51300-35100	JUL INFORM TECHNOLOGY	*	133.33	
		7/01/20	75 202007 310-51300-31200	JUL DISSIMINATION SERVICE	*	583.33	
		7/01/20	75 202007 310-51300-51000	OFFICE SUPPLIES	*	.54	
		7/01/20	75 202007 310-51300-42000	POSTAGE	*	16.15	
		7/01/20	75 202007 310-51300-42500	COPIES	*	24.75	
		7/01/20	75 202007 310-51300-41000	TELEPHONE	*	15.58	
				GOVERNMENTAL MANAGEMENT SERVICES			4,523.68 000567
7/16/20	00021	7/10/20	M1848 202006 320-57200-46400	JUN FOUNTAIN SERVICE	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000568
7/16/20	00004	6/30/20	115756 202005 310-51300-31500	MAY GENERAL COUNSEL	*	1,349.38	
				HOPPING GREEN AND SAMS			1,349.38 000569
7/16/20	00029	7/14/20	07142020 202007 300-20700-10200	5/6/20 ST JOHNS CTY TAX 9	*	2,649.56	
		7/14/20	07142020 202007 300-20700-10200	6/10/20 STJOHNS TAX CERT	*	2,523.69	
		7/14/20	07142020 202007 300-20700-10200	7/13/20 STJOHNS CTY TAX11	*	1,704.26	
				ISLES OF BARTRAM PARK CDD-DS 2015			6,877.51 000570
7/16/20	00030	7/14/20	07142020 202007 300-20700-10300	5/6/20 ST JOHNS CTY TAX 9	*	1,834.69	
		7/14/20	07142020 202007 300-20700-10300	6/10/20 STJOHNS TAX CERT	*	1,747.53	
		7/14/20	07142020 202007 300-20700-10300	7/13/20 STJOHNS CTY TAX11	*	1,180.12	
				ISLES OF BARTRAM PARK CDD-DS 2017			4,762.34 000571
7/16/20	00020	7/02/20	516998 202006 320-57200-46600	TRASH REMOVAL	*	950.00	
				LAKE DOCTORS, INC.			950.00 000572
				IBTR ISLES OF BRTRM BPEREGRINO			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/16/20	00020	7/01/20 514904	202007 320-57200-46100	JUL LAKE MAINTENANCE	*	1,670.00	
				LAKE DOCTORS, INC.			1,670.00 000573
7/16/20	00020	7/01/20 515707	202007 320-57200-46300	QTR FOUNTAIN SERVICE	*	350.00	
				LAKE DOCTORS, INC.			350.00 000574
7/16/20	00022	5/31/20 JAX12084	202005 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	2,669.56	
		5/31/20 JAX12084	202005 320-57200-46200	TEMPORARY SERVICES REDUCT	*	934.35-	
				YELLOWSTONE LANDSCAPE			1,735.21 000575
7/16/20	00022	6/01/20 JAX12236	202006 320-57200-46200	JUN LANDSCAPE MAINTENANCE	*	2,669.56	
				YELLOWSTONE LANDSCAPE			2,669.56 000576
7/16/20	00022	7/01/20 JAX12680	202007 320-57200-46200	JUL LANDSCAPE MAINTENANCE	*	2,669.56	
				YELLOWSTONE LANDSCAPE			2,669.56 000577
7/16/20	00022	7/09/20 JAX13041	202007 320-57200-46200	SUMMER ANNUAL ROTATION	*	1,957.50	
				YELLOWSTONE LANDSCAPE			1,957.50 000578
8/03/20	00025	7/16/20 07162020	202007 320-57200-46500	JUL IRRIGATION REIMBURSE	*	938.62	
				CELESTINA MASTER HOA			938.62 000579
8/07/20	00020	8/01/20 521167	202008 320-57200-46600	AUG LAKE MAINTENANCE	*	1,670.00	
				LAKE DOCTORS, INC.			1,670.00 000580
8/07/20	00018	8/01/20 372206	202008 320-53800-45501	AUG MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000581
8/07/20	00022	8/01/20 JAX13584	202008 320-57200-46200	AUG LANDSCAPE MAINTENANCE	*	2,669.56	
				YELLOWSTONE LANDSCAPE			2,669.56 000582
8/14/20	00021	8/10/20 M1942	202007 320-57200-46400	JUL FOUNTAIN SERVICES	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000583

IBTR ISLES OF BRTRM BPEREGRINO

ISLES OF BARTRAM - GENERAL
BANK A ISLES OF BARTRAM

CHECK DATE	VEND#INVOICE..... DATEEXPENSED TO.... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT	#
8/14/20	00001	8/01/20	76	202008	310-51300-34000					*	3,750.00		
			AUG MANAGEMENT FEES										
		8/01/20	76	202008	310-51300-35100					*	133.33		
			AUG INFORM TECHNOLOGY										
		8/01/20	76	202008	310-51300-31200					*	583.33		
			AUG DISEMINATION SERVICES										
		8/01/20	76	202008	310-51300-51000					*	2.77		
			OFFICE SUPPLIES										
		8/01/20	76	202008	310-51300-42000					*	4.50		
			POSTAGE										
		8/01/20	76	202008	310-51300-42500					*	146.40		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			4,620.33	000584
8/14/20	00029	8/06/20	08062020	202008	300-20700-10200					*	21,676.74		
			LENNAR HOME 4/1 ASSESSMEN										
									ISLES OF BARTRAM PARK CDD-DS 2015			21,676.74	000585
9/30/20	00029	8/06/20	08062020	202008	300-20700-10200					V	21,676.74		
			LENNAR HOME 4/1 ASSESSMEN										
									ISLES OF BARTRAM PARK CDD-DS 2015			21,676.74	000585
8/14/20	00030	8/06/20	08062020	202008	300-20700-10300					*	27,529.54		
			LENNAR HOME 4/1 ASSESSMEN										
									ISLES OF BARTRAM PARK CDD-DS 2017			27,529.54	000586
9/30/20	00030	8/06/20	08062020	202008	300-20700-10300					V	27,529.54		
			LENNAR HOME 4/1 ASSESSMEN										
									ISLES OF BARTRAM PARK CDD-DS 2017			27,529.54	000586
8/14/20	00016	8/03/20	252-2311	202008	310-51300-33000					*	666.67		
			FY20 TRUSTEE FEE SE 2017										
		8/03/20	252-2311	202008	300-15500-10000					*	3,333.33		
			FY21 TRUSTEE FEE SE 2017										
									THE BANK OF NEW YORK MELLON			4,000.00	000587
8/20/20	00011	8/03/20	195159	202007	310-51300-31100					*	506.25		
			JUL PROFESSIONAL SERVICES										
									ENGLAND THIMS & MILLER INC			506.25	000588
8/20/20	00004	7/31/20	116533	202006	310-51300-31500					*	377.50		
			JUN GENERAL COUNSEL										
									HOPPING GREEN AND SAMS			377.50	000589
8/28/20	00021	8/19/20	S2084	202008	320-57200-46400					*	55.00		
			BUBBLES IN FOUNTAIN SRVC										
									CRYSTAL CLEAN POOL SERVICE, INC			55.00	000590
									IBTR ISLES OF BRTRM BPEREGRINO				

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 11/09/20		PAGE 4	
*** CHECK DATES 07/01/2020 - 09/30/2020 ***		ISLES OF BARTRAM - GENERAL													
		BANK A ISLES OF BARTRAM													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/03/20	00018	9/01/20 373342	202009 320-53800-45501	SEP MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000591
9/03/20	00022	8/28/20 JAX14303	202008 320-57200-46200	IRRIGATION REPAIRS	*	145.00	
				YELLOWSTONE LANDSCAPE			145.00 000592
9/11/20	00021	9/10/20 M2158	202008 320-57200-46400	AUG FOUNTAIN SERVICE	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000593
9/11/20	00006	9/01/20 11573	202009 300-15500-10000	FY21 INSURANCE POLICY	*	8,333.00	
				EGIS INSURANCE ADVISORS LLC			8,333.00 000594
9/11/20	00001	9/01/20 77	202009 310-51300-34000	SEP MANAGEMENT FEES	*	3,750.00	
		9/01/20 77	202009 310-51300-35100	SEP INFORM TECHNOLOGY	*	133.33	
		9/01/20 77	202009 310-51300-31200	SEP DISSEMINATION SERVICE	*	583.33	
		9/01/20 77	202009 310-51300-51000	OFFICE SUPPLIES	*	.15	
		9/01/20 77	202009 310-51300-42000	POSTAGE	*	2.50	
		9/01/20 77	202009 310-51300-42500	COPIES	*	21.15	
				GOVERNMENTAL MANAGEMENT SERVICES			4,490.46 000595
9/11/20	00020	9/01/20 527440	202009 320-57200-46100	SEP LAKE MAINTENANCE	*	1,670.00	
				LAKE DOCTORS, INC.			1,670.00 000596
9/11/20	00022	9/04/20 JAX14694	202009 320-57200-46200	AUG IRRIGATION REPAIRS	*	152.50	
				YELLOWSTONE LANDSCAPE			152.50 000597
9/18/20	00004	8/31/20 117102	202007 310-51300-31500	JUL GENERAL COUNSEL	*	1,422.50	
				HOPPING GREEN AND SAMS			1,422.50 000598
9/18/20	00022	9/01/20 JAX14512	202009 320-57200-46200	SEP LANDSCAPE MAINTENANCE	*	2,669.56	
				YELLOWSTONE LANDSCAPE			2,669.56 000599
TOTAL FOR BANK A						66,489.58	

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						66,489.58	

IBTR ISLES OF BRTRM BPEREGRINO

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 6/15/20

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

RECEIVED

JUN 26 2020

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 6/15/20) <i>28 (A)</i> <i>1,322, 572, 465</i>		\$904.56
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$904.56

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

Invoice

Invoice #: 75
Invoice Date: 7/1/20
Due Date: 7/1/20
Case:
P.O. Number:

Bill To:

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

RECEIVED

JUL 02 2020

Description	Hours/Qty	Rate	Amount
Management Fees - July 2020 1,310, 573.840		3,750.00	3,750.00
Information Technology - July 2020 351		133.33	133.33
Dissemination Agent Services - July 2020 312		583.33	583.33
Office Supplies 570		0.54	0.54
Postage 420		16.15	16.15
Copies 1125		24.75	24.75
Telephone 110		15.58	15.58
1 (A)			
Total			\$4,523.68
Payments/Credits			\$0.00
Balance Due			\$4,523.68

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

RECEIVED

JUL 10 2020

INVOICE

BILL TO

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

INVOICE # M1848

DATE 07/10/2020

DUE DATE 08/09/2020

TERMS Net 30

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

June

BALANCE DUE

\$450.00

1,320.572.464
21 (A)

Hopping Green & Sams

Attorneys and Counselors

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

4 (A)
1,810, 573, 815

STATEMENT

June 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 115756
Billed through 05/31/2020

RECEIVED

JUL 15 2020

General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

05/08/20	WSH	Prepare for an participate in call regarding release of easement; confer with Maggiore regarding lake conveyance.	0.70 hrs
05/11/20	WSH	Review and revise budget, election and internal control policy resolutions; confer with Jusevitch regarding same.	0.80 hrs
05/11/20	KFJ	Confer with Haber regarding meeting documents; prepare budget and election documents.	0.90 hrs
05/12/20	WSH	Confer with Oliver and Stephens regarding status of lake conveyance.	0.40 hrs
05/12/20	KFJ	Finalize election documents; confer with Haber and correspond with district manager.	0.50 hrs
05/13/20	WSH	Confer with Maggiore regarding pond conveyance.	0.30 hrs
05/15/20	WSH	Finalize review of conveyance documents for ponds and prepare correspondence to Rogers and Maggiore regarding same.	0.90 hrs
05/19/20	WSH	Prepare for board meeting.	0.40 hrs
05/20/20	WSH	Prepare for and participate in board meeting.	0.70 hrs
05/21/20	WSH	Review and record deed.	0.20 hrs
05/21/20	KFJ	Confer with Haber; record deed and correspond with district manager.	0.40 hrs
05/23/20	WSH	Confer with Stephens regarding engineer's certificate for pond conveyance.	0.20 hrs

Total fees for this matter \$1,297.00

DISBURSEMENTS

Recording Fees	35.20
United Parcel Service	17.18
Total disbursements for this matter	\$52.38

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	1.80 hrs	120 /hr	\$216.00
Haber, Wesley S.	4.60 hrs	235 /hr	\$1,081.00

TOTAL FEES	\$1,297.00
TOTAL DISBURSEMENTS	\$52.38

TOTAL CHARGES FOR THIS MATTER	\$1,349.38
--------------------------------------	-------------------

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	1.80 hrs	120 /hr	\$216.00
Haber, Wesley S.	4.60 hrs	235 /hr	\$1,081.00

TOTAL FEES	\$1,297.00
TOTAL DISBURSEMENTS	\$52.38

TOTAL CHARGES FOR THIS BILL	\$1,349.38
------------------------------------	-------------------

Please include the bill number with your payment.

RECEIVED

JUL 15 2020

Check Request

Date	Amount	Authorized By
July 14, 2020	\$6,877.51	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015

Date Check Needed:

①

Intended Use of Funds Requested:

[illegible]

(Attach supporting documentation for request.)

JUL 15 2020

General Fund

Date	Amount	Authorized By
July 14, 2020	\$4,762.34	Bernadette Peregrino

Isles of Bartram Park #30 -2017

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

5/6/20 \$ 1,834.69 St Johns Cty Tax 9
6/10/20 \$ 1,747.53 St Johns Cty Tax Certs
7/13/20 \$ 1,180.12 St Johns Cty Tax 11
\$ 4,762.34
(Attach supporting documentation for request.)



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

INVOICE

Invoice #	516998
Account #	721658
Invoice Date	7/2/2020
Due Date	8/1/2020
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
	NET 30 DAYS

Item	Description	Amount
	Trash Removal (Large and dangerous items such as biohazards and landscape debris are not included.) 06/17/2020 20 @ 1,320.582.466 ECHO JUL 08 2020	950.00
Total Invoice		\$950.00

To ensure prompt and accurate processing of your payment, please include your remittance stub and/or your account number/invoice number on your check.

For scheduling, please contact your local office.

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 #	516998
Account #	721658
Date	7/2/2020

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 #	514904
Account #	721658
Invoice Date	7/1/2020
Due Date	7/11/2020
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 20 (A) 1,320.52 461 RECEIVED JUL 08 2020	1,170.00 500.00
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 #	514904
Account #	721658
Date	7/1/2020

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		

INVOICE



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

Invoice #	515707
Account #	723920
Invoice Date	7/1/2020
Due Date	7/31/2020
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
	Fountain Service-Quarterly (R) 20 (A) 1,320,572.46B JUL 08 2020	350.00
Customer Total Balance \$362.16		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$350.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	515707
Account #	723920
Date	7/1/2020

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		



YELLOWSTONE LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
JAX 120840	5/31/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 30, 2020

Invoice Amount: \$1,735.21

Description	Current Amount
Monthly Landscape Maintenance May 2020	\$2,669.56
Temporary Service Reduction	(\$934.35)

22 AD
1,320,582.462

Invoice Total **\$1,735.21**

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



INVOICE

INVOICE #	INVOICE DATE
JAX 122363	6/1/2020
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 1, 2020

Invoice Amount: \$2,669.56

Description	Current Amount
Monthly Landscape Maintenance June 2020	\$2,669.56

Invoice Total **\$2,669.56**

Excellence

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
JAX 126807	7/1/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2020

Invoice Amount: \$2,669.56

Description	Current Amount
Monthly Landscape Maintenance July 2020	\$2,669.56

RECEIVED

JUL 10 2020

Invoice Total **\$2,669.56**

22 (H)
1,322,572,462

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 130416	7/9/2020
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: August 8, 2020

Invoice Amount: \$1,957.50

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

RECEIVED

JUL 10 2020

Invoice Total

\$1,957.50

22 A
1.320.572.462
IN COMMERCIAL LANDSCAPING

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

Celestina Master HOA, Inc**INVOICE**

INVOICE DATE: 7/16/20

RECEIVED

JUL 24 2020

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

1,32,572.465
25

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 7/16/20)		\$938.62
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$938.62

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.



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

INVOICE

Invoice #	521167
Account #	721658
Invoice Date	8/1/2020
Due Date	8/11/2020
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
Customer Total Balance \$1,670.00		1,325.72.466
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 #	521167
Account #	721658
Date	8/1/2020

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 _____



Invoice

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

Invoice #
Date

372206
8/1/2020

Terms
Due Date
Memo

Due on receipt
8/1/2020
MANAGEMENT SERV...

RECEIVED

JUL 31 2020

Bill To

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

1-32-538.45501
18

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 135843	8/1/2020
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: August 31, 2020

Invoice Amount: \$2,669.56

Description	Current Amount
Monthly Landscape Maintenance August 2020	\$2,669.56

1,32,572.462
22

Invoice Total **\$2,669.56**

IN COMMERCIAL LANDSCAPING

RECEIVED

AUG 03 2020

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

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

INVOICE

RECEIVED

AUG 10 2020

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

INVOICE # M1942
DATE 08/10/2020
DUE DATE 09/09/2020
TERMS Net 30

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

July

BALANCE DUE

\$450.00

21 1,320,572,464 (A)

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****RECEIVED****Bill To:**Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092

AUG 06 2020

Invoice #: 76

Invoice Date: 8/1/20

Due Date: 8/1/20

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 1,810.573,821 0		3,750.00	3,750.00
Information Technology - August 2020 357		133.33	133.33
Dissemination Agent Services - August 2020 312		583.33	583.33
Office Supplies 570		2.77	2.77
Postage 420		4.50	4.50
Copies 425		146.40	146.40
/ (A)			
Total			\$4,620.33
Payments/Credits			\$0.00
Balance Due			\$4,620.33



VISION • EXPERIENCE • RESULTS

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

August 3, 2020
Project No: 13125.03000
Invoice No: 0195159

Project 13125.03000 Isles of Bartram CDD

Professional Services rendered through July 31, 2020

Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	2.25	225.00	506.25
Totals	2.25		506.25
Total Labor			506.25

Invoice Total this Period \$506.25

11 
1,810.518.311

AUG 13 2020

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485
CA-00002584 LC-0000316

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED

AUG 17 2020

===== STATEMENT =====

July 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 116533
Billed through 06/30/2020

H (A)
1,810.573.815

General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

06/05/20	SSW	Research physical quorum and public comment requirements and guidance pursuant to Governor's Executive Order and Task Force Report for Phase 2 Re-opening.	0.10 hrs
06/16/20	WSH	Review and revise budget notice; confer with Stephens regarding same.	0.50 hrs
06/16/20	KFJ	Prepare budget hearing notice; confer with Haber.	0.30 hrs
06/25/20	WSH	Review correspondence regarding virtual meeting for budget adoption.	0.20 hrs
06/28/20	KSB	Research and prepare correspondence to property appraiser regarding release of tax roll.	0.10 hrs
06/30/20	WSH	Prepare resolutions adopting budget and levying O&M assessments.	0.50 hrs
06/30/20	KFJ	Prepare budget hearing documents; confer with Haber.	0.20 hrs
Total fees for this matter			\$377.50

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.50 hrs	120 /hr	\$60.00
Buchanan, Katie S.	0.10 hrs	180 /hr	\$18.00
Warren, Sarah S.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	1.20 hrs	235 /hr	\$282.00

TOTAL FEES \$377.50

TOTAL CHARGES FOR THIS MATTER

\$377.50

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.50 hrs	120 /hr	\$60.00
Buchanan, Katie S.	0.10 hrs	180 /hr	\$18.00

Warren, Sarah S.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	1.20 hrs	235 /hr	\$282.00

TOTAL FEES	\$377.50
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TOTAL CHARGES FOR THIS BILL	\$377.50
------------------------------------	-----------------

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

AUG 20 2020

INVOICE

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

INVOICE # S2084
DATE 08/19/2020
DUE DATE 09/18/2020
TERMS Net 30

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Service	Additional Trip 8/8/20 - Bubbles in Fountain	1	55.00	55.00

BALANCE DUE **\$55.00**

1,320,572 464

21 (A)



Invoice

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

RECEIVED

SEP 01 2020

Invoice #
Date

373342
9/1/2020

Terms
Due Date
Memo

Due on receipt
9/1/2020
MANAGEMENT SERVI...

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

Sep. 18-A
1,320,538.45571



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 143034	8/28/2020
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: September 27, 2020

Invoice Amount: \$145.00

Description	Current Amount
Irrigation repair in response to email. outside gate on Racetrack Road	
Irrigation Repairs	\$145.00

RECEIVED

AUG 31 2020

Invoice Total

\$145.00

22 (A)
1,320,572.462

IN CUMMULATIVE BILLING

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

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED

SEP 14 2020

===== STATEMENT =====

August 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 117102
Billed through 07/31/2020

4 (A)
1,810.573.815

General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

07/13/20	WSH	Prepare resolution transferring SJRWMD permit and confer with Maggiore regarding same.	0.70 hrs
07/14/20	WSH	Confer with Maggiore regarding resolution accepting permits.	0.20 hrs
07/15/20	WSH	Review and revise minutes; confer with Stephens regarding agenda and resolution accepting permits.	0.60 hrs
07/15/20	KFJ	Confer with Haber regarding landscaping agreement.	0.20 hrs
07/17/20	SSW	Conduct ongoing research regarding compliance with public meeting requirements for district meetings held remotely using communications media technology; review executive orders issued by Executive Office of the Governor regarding conducting local government public meetings; correspond with representatives of Attorney General's Office and research questions regarding potential extension of waiver of physical quorum requirement for district meetings, manner of conducting district meetings in the event of expiration of same, and meeting and public hearing notice requirements related to same.	0.40 hrs
07/21/20	WSH	Prepare for board meeting; confer with Maggiore regarding transfer of SJRWMD permits.	0.70 hrs
07/22/20	WSH	Prepare for and participate in board meeting.	0.80 hrs
07/23/20	WSH	Review and revise resolution accepting SJRWMD permits and prepare correspondence to Oliver regarding same.	0.40 hrs
07/28/20	WSH	Review and respond to inquiry regarding guardhouse maintenance.	0.50 hrs
07/29/20	KFJ	Research and prepare easement assignment; confer with Haber.	2.20 hrs
07/30/20	JJ	Follow up on Governor's Office request for information regarding impact of quorum waiver extension.	0.10 hrs
07/30/20	KFJ	Finalize easement assignment; confer with Haber.	1.00 hrs

Total fees for this matter

\$1,422.50

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	280 /hr	\$28.00
Jusevitch, Karen F.- Paralegal	3.40 hrs	120 /hr	\$408.00
Warren, Sarah S.	0.40 hrs	175 /hr	\$70.00
Haber, Wesley S.	3.90 hrs	235 /hr	\$916.50

TOTAL FEES	\$1,422.50
------------	------------

TOTAL CHARGES FOR THIS MATTER	\$1,422.50
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BILLING SUMMARY

Johnson, Jonathan T.	0.10 hrs	280 /hr	\$28.00
Jusevitch, Karen F.- Paralegal	3.40 hrs	120 /hr	\$408.00
Warren, Sarah S.	0.40 hrs	175 /hr	\$70.00
Haber, Wesley S.	3.90 hrs	235 /hr	\$916.50

TOTAL FEES	\$1,422.50
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TOTAL CHARGES FOR THIS BILL	\$1,422.50
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Please include the bill number with your payment.



INVOICE

INVOICE #	INVOICE DATE
JAX 145125	9/1/2020
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: October 1, 2020

Invoice Amount: \$2,669.56

Description	Current Amount
Monthly Landscape Maintenance September 2020	\$2,669.56

RECEIVED

SEP 01 2020

Invoice Total **\$2,669.56**

22 @

1,320,572.462

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

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