

ISLES OF BARTRAM PARK
Community Development District

May 19, 2021

Isles of Bartram

Community Development District

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

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

May 12, 2021

Board of Supervisors
Isles of Bartram Park
Community Development District

Dear Board Members:

The audit committee meeting followed by the regular meeting of the Isles of Bartram Park Community Development District will be held **Wednesday, May 19, 2021 at 10:00 a.m.** at the **offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following is the advance agenda for the meeting:

Audit Committee Meeting

- I. Roll Call
- II. Selection of Audit Evaluation Criteria
- III. Authorization to Issue Audit RFP
- IV. Other Business
- V. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the February 17, 2021 Meeting
- IV. Acceptance of Audit Committee Recommendations
- V. Consideration of Resolution 2021-05, Approving FY 2022 Proposed Budget & Setting a Public Hearing Date for Adoption
- VI. Other Business
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Report on Number of Registered Voters
- VIII. Supervisors' Requests
- IX. Audience Comments
- X. Financial Reports
 - A. Balance Sheet as of April 30, 2021 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule

- C. Approval of Check Register
- XI. Next Scheduled Meeting – August 18, 2021 at 10:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092
- XII. Adjournment

Prior to the regular business meeting will be the audit committee meeting. At this time the audit committee will select audit evaluation criteria and issue the audit RFP.

Minutes from the February 17, 2021 meeting are enclosed for your review.

The fourth order of business is the acceptance of audit committee recommendations.

The fifth order of business is the consideration of resolution 2021-05, approving FY 2022 proposed budget and setting a public hearing date for adoption. A copy of the resolution is enclosed for your review. A copy of the budget will be provided under separate cover.

Listed under manager reports is the report on number of registered voters.

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

AGENDA

Isles of Bartram Park Community Development District Agenda

Wednesday
May 19, 2021
10:00 a.m.

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

Audit Committee Meeting

- I. Roll Call
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Regular Meeting

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MINUTES

FOURTH ORDER OF BUSINESS

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, or respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

FIFTH ORDER OF BUSINESS

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Isles of Bartram Park Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____, 2021

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF MAY, 2021.

ATTEST:
COMMUNITY

ISLES OF BARTRAM PARK
DEVELOPMENT DISTRICT

Secretary

By: _____
Its: _____

SEVENTH ORDER OF BUSINESS

C.

April 20, 2021

Bannon Lakes CDD
Attn: Shelby Stephens, Recording Secretary
c/o Gov't. Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Stephens:

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

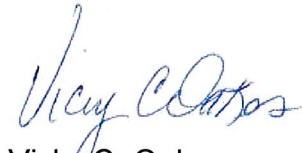
Bannon Lakes CDD

785 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2021.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew

TENTH ORDER OF BUSINESS

A.

Isles of Bartram Park
Community Development District
Unaudited Financial Statements
as of
March 31, 2021

Isles of Bartram Park
Community Development District
Combined Balance Sheet
March 31, 2021

Governmental Fund Types

	<i>General</i>	<i>Debt Service</i>	<i>(Memorandum Only)</i> <i>2021</i>
<u>Assets:</u>			
Cash	\$147,229	---	\$147,229
Investments:			
Series 2015:			
Reserve	---	\$218,889	\$218,889
Interest	---	\$0	\$0
Revenue	---	\$413,853	\$413,853
Sinking Fund	---	\$113	\$113
Prepayment	---	\$14,899	\$14,899
General Redemption	---	\$1,280	\$1,280
Due from General Fund	---	\$1,554	\$1,554
Due from Debt Service 2017	---	\$83,688	\$83,688
Construction	---	---	\$0
Series 2017:			
Reserve	---	\$170,923	\$170,923
Revenue	---	\$435,779	\$435,779
General Redemption	---	\$51	\$51
Prepayment	---	\$10	\$10
Due from General Fund	---	\$1,228	\$1,228
Construction	---	---	\$0
Total Assets	\$147,229	\$1,342,267	\$1,489,496
<u>Liabilities:</u>			
Accounts Payable	\$5,919	---	\$5,919
Accrued Expenses	\$944	---	\$944
Due to Debt Service 2015	\$1,554	\$83,688	\$85,241
Due to Debt Service 2017	\$1,228	---	\$1,228
Fund Balances:			
Restricted for Debt Service	---	\$1,258,579	\$1,258,579
Nonspendable	\$0	---	\$0
Unassigned	\$137,585	---	\$137,585
Total Liabilities & Fund Equity	\$147,229	\$1,342,267	\$1,489,496

Isles of Bartram Park
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For the Period ending March 31, 2021

	<i>Adopted Budget</i>	<i>Prorated Thru 03/31/21</i>	<i>Actual Thru 03/31/21</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Developer Contributions</i>	\$20,136	\$0	\$0	\$0
<i>Assessment - Tax Roll</i>	\$196,435	\$196,435	\$194,357	(\$2,078)
<i>TOTAL REVENUES</i>	\$216,571	\$196,435	\$194,357	(\$2,078)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
<i>Supervisors</i>	\$4,000	\$1,000	\$1,800	(\$800)
<i>FICA Expense</i>	\$306	\$77	\$138	(\$61)
<i>Engineering</i>	\$6,000	\$3,000	\$1,039	\$1,961
<i>Dissemination</i>	\$7,000	\$3,500	\$3,500	\$0
<i>Arbitrage</i>	\$1,200	\$600	\$600	\$0
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Attorney Fees</i>	\$10,000	\$5,000	\$2,392	\$2,609
<i>Annual Audit</i>	\$4,100	\$4,100	\$4,100	\$0
<i>Trustee Fees</i>	\$8,000	\$7,333	\$7,333	\$0
<i>Management Fees</i>	\$45,000	\$22,500	\$22,500	\$0
<i>Information Technology</i>	\$1,600	\$800	\$800	\$0
<i>Telephone</i>	\$150	\$75	\$21	\$54
<i>Postage</i>	\$300	\$150	\$158	(\$8)
<i>Insurance</i>	\$8,500	\$8,500	\$8,333	\$167
<i>Printing and Binding</i>	\$1,300	\$650	\$418	\$232
<i>Legal Advertising</i>	\$2,000	\$1,000	\$444	\$556
<i>Other Current Charges</i>	\$500	\$250	\$174	\$76
<i>Office Supplies</i>	\$200	\$100	\$52	\$48
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>TOTAL ADMINISTRATIVE</i>	\$105,331	\$63,810	\$58,976	\$4,834
<u>FIELD:</u>				
<i>Landscape Maintenance</i>	\$52,600	\$26,300	\$26,493	(\$193)
<i>Lake Maintenance</i>	\$24,840	\$12,420	\$15,620	(\$3,200)
<i>Waterfall/Entry Pond Maintenance</i>	\$5,400	\$2,700	\$3,808	(\$1,108)
<i>Lake Fountains Maintenance</i>	\$1,400	\$350	\$8,712	(\$8,362)
<i>Management</i>	\$6,000	\$3,000	\$3,000	\$0
<i>Utilities</i>	\$20,000	\$10,000	\$1,659	\$8,341
<i>General Maintenance</i>	\$1,000	\$500	\$0	\$500
<i>TOTAL FIELD</i>	\$111,240	\$55,270	\$59,292	(\$4,022)
<i>TOTAL EXPENDITURES</i>	\$216,571	\$119,080	\$118,267	\$812
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$76,089	
<i>FUND BALANCE - Beginning</i>	\$0		\$61,496	
<i>FUND BALANCE - Ending</i>	\$0		\$137,585	

Isles of Bartram Park
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment - Tax Roll	\$0	\$12,385	\$87,172	\$90,607	\$3,486	\$706	\$0	\$0	\$0	\$0	\$0	\$0	\$194,357
Total Revenues	\$0	\$12,385	\$87,172	\$90,607	\$3,486	\$706	\$0	\$0	\$0	\$0	\$0	\$0	\$194,357
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$600	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Expense	\$0	\$46	\$0	\$0	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
Engineering	\$619	\$0	\$0	\$420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,039
Dissemination	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Arbitrage	\$0	\$0	\$0	\$600	\$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	\$368	\$377	\$0	\$301	\$1,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,392
Annual Audit	\$0	\$0	\$0	\$0	\$4,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,100
Trustee Fees	\$3,333	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,333
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Telephone	\$0	\$0	\$0	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21
Postage	\$0	\$21	\$101	\$3	\$21	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$158
Insurance	\$8,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,333
Printing and Binding	\$0	\$2	\$143	\$2	\$0	\$271	\$0	\$0	\$0	\$0	\$0	\$0	\$418
Legal Advertising	\$0	\$359	\$0	\$0	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444
Other Current Charges	\$0	\$25	\$49	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$174
Office Supplies	\$3	\$0	\$25	\$0	\$0	\$24	\$0	\$0	\$0	\$0	\$0	\$0	\$52
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$22,122	\$10,072	\$4,784	\$5,813	\$11,311	\$4,874	\$0	\$0	\$0	\$0	\$0	\$0	\$58,976
<u>Field</u>													
Landscape Maintenance	\$10,351	\$3,112	\$2,970	\$2,670	\$4,722	\$2,670	\$0	\$0	\$0	\$0	\$0	\$0	\$26,493
Lake Maintenance	\$1,670	\$1,670	\$6,470	\$1,670	\$2,470	\$1,670	\$0	\$0	\$0	\$0	\$0	\$0	\$15,620
Waterfall/Entry Pond Maintenance	\$450	\$1,643	\$450	\$258	\$1,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,808
Lake Fountains Maintenance	\$8,347	\$0	\$0	\$0	\$365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,712.00
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Utilities	\$439	\$147	\$0	\$0	\$247	\$825	\$0	\$0	\$0	\$0	\$0	\$0	\$1,658.61
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$21,757	\$7,072	\$10,390	\$5,098	\$9,311	\$5,665	\$0	\$0	\$0	\$0	\$0	\$0	\$59,292
Total Expenses	\$43,879	\$17,144	\$15,174	\$10,910	\$20,622	\$10,538	\$0	\$0	\$0	\$0	\$0	\$0	\$118,267
Excess Revenues (Expenditures)	(\$43,879)	(\$4,759)	\$71,998	\$79,696	(\$17,136)	(\$9,832)	\$0	\$0	\$0	\$0	\$0	\$0	\$76,089

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For the Period ending March 31, 2021

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 03/31/21</i>	<i>Thru 03/31/21</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Tax Roll</i>	\$433,476	\$427,600	\$427,600	\$0
<i>Prepayments</i>	\$0	\$0	\$14,478	\$14,478
<i>Interest Income</i>	\$2,000	\$1,000	\$19	(\$981)

TOTAL REVENUES

\$435,476	\$428,600	\$442,097	\$13,497
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EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$153,506	\$153,506	\$153,628	(\$122)
<i>Principal Expense - 11/01</i>	\$110,000	\$110,000	\$110,000	\$0
<i>Interest Expense - 05/01</i>	\$151,100	\$0	\$0	\$0
<i>Principal Expense - 05/01 Prepayment</i>	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$414,606	\$263,506	\$263,628	(\$122)
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OTHER SOURCES/(USES)

<i>Transfer In and (Out)</i>	\$0	\$0	\$900	\$900
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TOTAL OTHER SOURCES AND USES

\$0	\$0	\$900	\$900
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EXCESS REVENUES (EXPENDITURES)

\$20,870	\$179,369
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FUND BALANCE - Beginning

\$334,698	\$554,907
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FUND BALANCE - Ending

\$355,568	\$734,276
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Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2017
Statement of Revenues & Expenditures
For the Period ending March 31, 2021

<i>Adopted Budget</i>	<i>Prorated Thru 03/31/21</i>	<i>Actual Thru 03/31/21</i>	<i>Variance</i>
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REVENUES:

<i>Assessment - Tax Roll</i>	\$344,195	\$337,868	\$337,868	\$0
<i>Interest Income</i>	\$2,000	\$1,000	\$13	(\$987)

TOTAL REVENUES

\$346,195	\$338,868	\$337,881	(\$987)
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EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$120,563	\$120,563	\$120,563	\$0
<i>Principal Expense - 11/01</i>	\$100,000	\$100,000	\$100,000	\$0
<i>Principal Expense - 11/02 Prepayment</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$118,813	\$0	\$0	\$0

TOTAL EXPENDITURES

\$339,375	\$220,563	\$220,563	\$0
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OTHER SOURCES/(USES)

<i>Transfer In/(Out)</i>	\$0	\$0	\$51	\$51
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TOTAL OTHER SOURCES AND USES

\$0	\$0	\$51	\$51
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EXCESS REVENUES (EXPENDITURES)

\$6,820	\$117,369
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FUND BALANCE - Beginning

\$244,032	\$406,933
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FUND BALANCE - Ending

\$250,852	\$524,303
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Isles of Bartram Park
Community Development District
CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures
For the Period ending March 31, 2021

	Series 2015	Series 2017
<u>REVENUES:</u>		
<i>Interest Income</i>	\$0	\$0
<i>TOTAL REVENUES</i>	\$0	\$0
<u>EXPENDITURES:</u>		
<i>Capital Outlay</i>	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$0	\$0
<u>OTHER SOURCES/(USES)</u>		
<i>Interfund Transfer</i>	(\$900)	(\$51)
<i>TOTAL OTHER SOURCES/(USES)</i>	(\$900)	(\$51)
<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$900)	(\$51)
<i>FUND BALANCE - Beginning</i>	\$900	\$51
<i>FUND BALANCE - Ending</i>	\$0	\$0

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:	\$218,889.47
Reserve Balance:	\$218,889.47
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)
Less: November 1, 2020	(\$110,000)
Current Bonds Outstanding	\$6,045,000

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:	\$170,922.85
Reserve Balance:	\$170,922.85
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)
Less: November 1, 2020	(\$100,000)
Current Bonds Outstanding	\$5,055,000

B.

**ISLES OF BARTRAM PARK CDD
FISCAL YEAR 2021 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY21 O&M ASMT	TOTAL ASMTS
TAX ROLL NET	616	432,169.81	341,479.08	196,433.53	970,082.43
TOTAL DISTRICT NET	616	432,169.81	341,479.08	196,433.53	970,082.43

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2020	725.07	572.91	329.56	1,627.54
2	11/12/2020	10,207.08	8,065.12	4,639.41	22,911.61
3	11/24/2020	16,316.49	12,892.48	7,416.31	36,625.28
4	12/3/2020	84,762.18	66,974.86	38,526.84	190,263.88
5	12/16/2020	107,023.63	84,564.75	48,645.29	240,233.67
6	1/7/2021	199,325.55	157,497.13	90,599.16	447,421.84
INTEREST	1/19/2021	16.40	12.96	7.46	36.82
7	2/22/2021	7,670.14	6,060.57	3,486.30	17,217.01
8	3/11/2021	1,553.70	1,227.66	706.20	3,487.56
INTEREST	4/8/2021	3.56	2.81	1.61	7.98
9	4/13/2021	1,621.27	1,281.04	736.91	3,639.22
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		429,225.07	339,152.29	195,095.05	963,472.41

PERCENT COLLECTED	99%	0%	99%	99%
-------------------	-----	----	-----	-----

THERE IS ALSO A DEVELOPER FUNDING AGREEMENT FOR \$20,136 IN O&M

C.

Isles of Bartram Park

Community Development District

Check Run Summary

1/01/21 - 3/31/21

Fund	Date	Check No.	Amount
<i>Payroll</i>	2/23/21	50030-50035	\$ 1,108.20
<i>Sub-Total</i>			<u>\$ 1,108.20</u>
<i>General Fund</i>			
<i>Accounts Payable</i>	1/1/21-1/31/21	640-648	\$ 9,534.78
	2/1/21- 2/27/21	649-658	\$ 14,120.08
	3/1/21-3/31/21	659-668	\$ 726,888.86
<i>Sub-Total</i>			<u>\$ 750,543.72</u>
<i>Total</i>			\$ 751,651.92

** Fedex Invoices available upon request*

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050030	R	PR	02/23/2021	184.70	3	CHRIS MAYO
050031	R	PR	02/23/2021	184.70	2	JOSEPH PANCHULA
050032	R	PR	02/23/2021	184.70	5	MICHAEL DELLA PENTA
050033	R	PR	02/23/2021	184.70	6	SCOTT FORSHEY-FRIEDMAN
050034	R	PR	02/23/2021	184.70	4	VIRGINIA FEINER
050035	R	PR	02/23/2021	184.70	1	ZENZI M ROGERS
BANK TOTAL				1,108.20		
COMPANY TOTAL				1,108.20		

Attendance Confirmation

for
Board of Supervisors

District Name:

Isles Bartram Park CDD

Board Meeting Date:

Wednesday, February 17, 2021

	Name	In Attendance Please	Fees Involved
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"/>	\$ 200
* 4	Ginny Feiner	<input checked="" type="checkbox"/>	\$ 200
5	Joe Panchula	<input checked="" type="checkbox"/>	\$ 200
* 4.	Scott Forshey-Friedman ✓		200

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

Approved for payment:

District Manager Signature

Date

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

* Both supervisors participated in meeting
Pay all six Board members.

Change of supervisors occurred in middle of meeting.
GD

CHECK		VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME	STATUS	AMOUNT	.....CHECK.....	
DATE			DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
1/08/21	00021		1/01/21	M2768	202012	320-57200-46400				*	450.00	
				DEC FOUNTAIN SERVICE								
									CRYSTAL CLEAN POOL SERVICE, INC			450.00 000640
1/08/21	00001		1/01/21	82	202101	310-51300-34000				*	3,750.00	
				JAN MANAGEMENT FEES								
			1/01/21	82	202101	310-51300-35100				*	133.33	
				JAN INFORM TECHNOLOGY								
			1/01/21	82	202101	310-51300-31200				*	583.33	
				JAN DISSEMINATION SERVICE								
			1/01/21	82	202101	310-51300-51000				*	.18	
				OFFICE SUPPLIES								
			1/01/21	82	202101	310-51300-42000				*	3.00	
				POSTAGE								
			1/01/21	82	202101	310-51300-42500				*	1.50	
				COPIES								
			1/01/21	82	202101	310-51300-41000				*	20.77	
				TELEPHONE								
									GOVERNMENTAL MANAGEMENT SERVICES			4,492.11 000641
1/08/21	00015		12/28/20	12282020	202012	310-51300-42000				*	91.10	
				2020 NOTICE POSTAGE								
									ST JOHNS COUNTY TAX COLLECTOR			91.10 000642
1/08/21	00018		1/01/21	377968	202101	320-53800-45501				*	500.00	
				JAN MANAGEMENT SERVICES								
									VESTA PROPERTY SERVICES, INC.			500.00 000643
1/08/21	00022		1/01/21	JAX17911	202101	320-57200-46200				*	2,669.57	
				JAN LANDSCAPE MAINTENANCE								
									YELLOWSTONE LANDSCAPE			2,669.57 000644
1/08/21	00022		12/23/20	JAX17738	202012	320-57200-46200				*	300.00	
				DEC IRRIGATION REPAIRS								
									YELLOWSTONE LANDSCAPE			300.00 000645
1/15/21	00021		1/12/21	S2610	202101	320-57200-46400				*	55.00	
				BUBBLES IN FOUNTAIN								
									CRYSTAL CLEAN POOL SERVICE, INC			55.00 000646
1/15/21	00013		1/07/20	20407	202101	310-51300-35300				*	600.00	
				ARBTR SE2015 FYE 10/31/20								
									GRAU AND ASSOCIATES			600.00 000647
1/15/21	00004		12/30/20	119557	202011	310-51300-31500				*	377.00	
				NOV GENERAL COUNSEL								
									HOPPING GREEN AND SAMS			377.00 000648
									IBTR ISLES OF BRTRM BPEREGRINO			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/10/21		PAGE 2		
*** CHECK DATES 01/01/2021 - 03/31/2021 ***		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	AMOUNT	.....CHECK..... AMOUNT #		
2/10/21	00025	11/13/20 11132020	202011 320-57200-46500	REIMBURSEMENT IRRIGATION		*	147.37				
								147.37	000649		

2/10/21	00021	2/01/21 M3666	202102 320-57200-46400	FEB POOL CLEANING		*	450.00				
								450.00	000650		

2/10/21	00001	2/01/21 83	202102 310-51300-34000	FEB MANAGEMENT FEES		*	3,750.00				
								133.33			
								583.33			
								.21			
								20.51			
								.30			
								4,487.68	000651		

2/10/21	00023	1/31/21 2021116	202101 320-57200-46400	JAN FOUNTAIN MAINTENANCE		*	202.97				
								202.97	000652		

2/10/21	00018	2/01/21 379119	202102 320-53800-45501	FEB MANAGEMENT SERVICES		*	500.00				
								500.00	000653		

2/10/21	00022	2/01/21 JAX19003	202102 320-57200-46200	FEB LANDSCAPE MAINTENANCE		*	2,669.56				
								2,669.56	000654		

2/10/21	00022	2/02/21 JAX19120	202102 320-57200-46200	WINTER ANNUAL ROTATION 20		*	1,957.50				
								1,957.50	000655		

2/22/21	00020	2/08/21 559261	202101 320-57200-46100	JAN LAKE MAINTENANCE		*	1,670.00				
								1,670.00	000656		

2/22/21	00020	2/04/21 559174	202102 320-57200-46300	FOUNTAIN AERATION SYSTEMP		*	365.00				
								365.00	000657		

IBTR ISLES OF BRTRM BPEREGRINO											

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/22/21	00020	2/08/21 559262	202102 320-57200-46100	FEB LAKE MAINTENANCE	*	1,670.00	
				LAKE DOCTORS, INC.			1,670.00 000658
3/10/21	00029	3/08/21 03082021	202103 300-20700-10200	12/3 ST JOHNS TAX DIST 4	*	66,974.86	
		3/08/21 03082021	202103 300-20700-10200	12/16 ST JOHNS TAX DIST 5	*	84,564.75	
		3/08/21 03082021	202103 300-20700-10200	1/11 ST JOHNS TAX DIST 6	*	157,497.13	
		3/08/21 03082021	202103 300-20700-10200	1/20 ST JOHNS TAX DIST IN	*	12.96	
		3/08/21 03082021	202103 300-20700-10200	2/24 ST JOHNS TAX DIST 7	*	6,060.57	
				ISLES OF BARTRAM PARK CDD-DS 2015			315,110.27 000659
3/10/21	00030	3/08/21 03082021	202103 300-20700-10300	12/3 ST JHONS TAX DIST 4	*	84,762.18	
		3/08/21 03082021	202103 300-20700-10300	12/16 ST JOHNS TAX DIST 5	*	107,023.63	
		3/08/21 03082021	202103 300-20700-10300	1/11 ST JOHNS TAX DIST 6	*	199,325.55	
		3/08/21 03082021	202103 300-20700-10300	1/20 ST JOHNS TAX DIST IN	*	16.40	
		3/08/21 03082021	202103 300-20700-10300	2/24 ST JOHNS TAX DIST 7	*	7,670.14	
				ISLES OF BARTRAM PARK CDD-DS 2017			398,797.90 000660
3/15/21	00023	2/22/21 2021162	202102 320-57200-46400	ONE TIME FOUNTAIN DEFOAMI	*	126.37	
				INNOVATIVE FOUNTAIN SERVICES, INC			126.37 000661
3/15/21	00022	3/03/21 JAX20066	202102 320-57200-46200	FEB IRRIGATION REPAIRS	*	95.00	
				YELLOWSTONE LANDSCAPE			95.00 000662
3/30/21	00011	2/08/21 196899	202101 310-51300-31100	JAN PROFESSIONAL SERVICES	*	420.00	
				ENGLAND THIMS & MILLER INC			420.00 000663
3/30/21	00001	3/01/21 84	202103 310-51300-34000	MAR MANAGEMENT FEES	*	3,750.00	
		3/01/21 84	202103 310-51300-35100	MAR INFORMATION TECHNOLO	*	133.33	
		3/01/21 84	202103 310-51300-31200	MAR DISSEMINATION AGENT S	*	583.33	

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/21 84	202103 310-51300-51000		*	23.99	
		OFFICE SUPPLIES					
		3/01/21 84	202103 310-51300-42000		*	12.11	
		POSTAGE					
		3/01/21 84	202103 310-51300-42500		*	270.75	
		COPIES					
GOVERNMENTAL MANAGEMENT SERVICES							4,773.51 000664
3/30/21 00013		2/02/21 20462	202102 310-51300-35200		*	4,100.00	
		FYE 9/30/2020 AUDIT					
GRAU AND ASSOCIATES							4,100.00 000665
3/30/21 00023		11/17/20 2020928	202011 320-57200-46400		*	995.81	
		3 FOUNTAIN ONE TIME CLEAN					
INNOVATIVE FOUNTAIN SERVICES, INC							995.81 000666
3/30/21 00020		2/18/21 559499	202102 320-57200-46100		*	800.00	
		FEB DEBRIS REMOVAL & DISP					
LAKE DOCTORS, INC.							800.00 000667
3/30/21 00020		3/01/21 563213	202103 320-57200-46100		*	1,670.00	
		MAR LAKE MAINTENANCE					
LAKE DOCTORS, INC.							1,670.00 000668
TOTAL FOR BANK A						750,543.72	
TOTAL FOR REGISTER						750,543.72	

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

RECEIVED

JAN 05 2021

INVOICE

BILL TO

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

INVOICE # M2768
DATE 01/01/2021
DUE DATE 01/31/2021
TERMS Net 30

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

December

BALANCE DUE

\$450.00

210
1,320.572.484

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 82
Invoice Date: 1/1/21
Due Date: 1/1/21
Case:
P.O. Number:

Bill To:

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

RECEIVED

JAN 06 2021

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 340		3,750.00	3,750.00
Information Technology - January 2021 851		133.33	133.33
Dissemination Agent Services - January 2021 3/2		583.33	583.33
Office Supplies 570		0.18	0.18
Postage 420		3.00	3.00
Copies 425		1.50	1.50
Telephone 410		20.77	20.77
17			

Total \$4,492.11

Payments/Credits \$0.00

Balance Due \$4,492.11



P.O. Box 9001
ST. AUGUSTINE, FLORIDA 32085
P: 904 209 2250
F: 904 209 2283
WWW.SJCTAX.US

December 28, 2020

RECEIVED

DEC 28 2020

Isles of Bartram Park CDD
% GMS, LLC
475 West Town Place, Ste 114
St. Augustine, FL 32092

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2020 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 91.10

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

15 A
1.810.513.420

INNOVATION INTEGRITY EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082



Invoice

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

Invoice # 377968
Date 1/1/2021
Terms Due on receipt
Due Date 1/1/2021
Memo MANAGEMENT SERV...

Bill To

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

RECEIVED

JAN 04 2021

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
MANAGEMENT SERVICES	1	500.00	500.00
Total			\$500.00

18 D
1,320.538.45501
Jon.



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 179116	1/1/2021
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2021

Invoice Amount: \$2,669.57

Description	Current Amount
Monthly Landscape Maintenance January 2021	\$2,669.57

Invoice Total **\$2,669.57**

22 (A)
1.3 22.570.462

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 177381	12/23/2020
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: January 22, 2021

Invoice Amount: \$300.00

Description	Current Amount
December Irrigation Repairs	
Irrigation Repairs	\$300.00

RECEIVED

DEC 23 2020

Invoice Total **\$300.00**

22 (A)
1,320.572,462

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

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

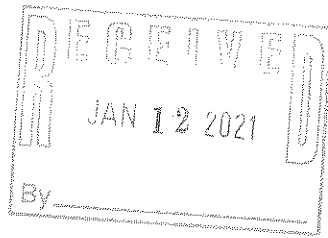
Crystal Clean Pool Service Inc

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

INVOICE

BILL TO

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



INVOICE # S2610
DATE 01/12/2021
DUE DATE 02/11/2021
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Service	Additional Trip 1/10/21 - Bubbles in Fountain	1	55.00	55.00

BALANCE DUE

\$55.00

21 (A)
1,322,577.4621

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 20407
Date 01/07/2021

SERVICE

AMOUNT

Arbitrage Series 2015 FYE 10/31/2020

\$ 600.00

Current Amount Due

\$ 600.00

18 A
1,810.575.855

RECEIVED
JAN 08 2021

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

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

4 (A)
1.870.513.215

===== STATEMENT =====

December 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 119557
Billed through 11/30/2020

RECEIVED

JAN 12 2021

General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

11/04/20	KFJ	Review annual district invoice form; confer with Haber.	0.20 hrs
11/10/20	KFJ	Prepare landowner election resolution and correspond with district manager.	0.20 hrs
11/15/20	WSH	Review agenda package for November meeting.	0.20 hrs
11/16/20	WSH	Review correspondence regarding wetland conveyance.	0.20 hrs
11/17/20	WSH	Prepare for board meeting.	0.40 hrs
11/18/20	WSH	Prepare for and participate in board meeting.	0.60 hrs
Total fees for this matter			\$377.00

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.40 hrs	120 /hr	\$48.00
Haber, Wesley S.	1.40 hrs	235 /hr	\$329.00

TOTAL FEES \$377.00

TOTAL CHARGES FOR THIS MATTER **\$377.00**

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.40 hrs	120 /hr	\$48.00
Haber, Wesley S.	1.40 hrs	235 /hr	\$329.00

TOTAL FEES \$377.00

TOTAL CHARGES FOR THIS BILL **\$377.00**

Please include the bill number with your payment.

Celestina Master HOA, Inc**INVOICE**

INVOICE DATE: 11/13/20

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

RECEIVED

JAN 28 2021

RECEIVED

JAN 28 2021

25A

DESCRIPTION		AMOUNT
Reimbursement for Irrigation Billing (10%) (Reference JEA bill dated 11/13/20) 1-320-57200-46500		\$147.37
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$147.37

Make all checks payable to: Celestina Master Homeowners Association Please mail or deliver to
Vesta Property Services 200 Business Park Circle Suite 101 St. Augustine FL 32095.

Crystal Clean Pool Service Inc

9020-1 Berry Ave

Jacksonville, FL 32211 US

+1 7168302520

brett@crystalcleanpools.net

INVOICE**BILL TO**

Celestina Fountain

4518 Racetrack Rd.

St. Johns, FL 32259

INVOICE # M3666**DATE** 02/01/2021**DUE DATE** 03/03/2021**TERMS** Net 30

21A

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

January

BALANCE DUE

\$450.00

001-320-57200-46400

RECEIVED

FEB 01 2021

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

Invoice #: 83

Invoice Date: 2/1/21

Due Date: 2/1/21

Case:

P.O. Number:

RECEIVED

FEB 2 2021

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

1A

Description	Hours/Qty	Rate	Amount
1 Management Fees - February 2021		3,750.00	3,750.00
2 Information Technology - February 2021		133.33	133.33
3 Dissemination Agent Services - February 2021		583.33	583.33
4 Office Supplies		0.21	0.21
5 Postage		20.51	20.51
6 Copies		0.30	0.30

1. 1-310-513-34000
2. 1-310-513-35700
3. 1-310-513-31200
4. 1-310-513-51000
5. 1-310-513-42000
6. 1-310-513-42500

Total \$4,487.68**Payments/Credits** \$0.00**Balance Due** \$4,487.68



INNOVATIVE FOUNTAIN SERVICES
450-106 SR 13 N #217
SAINT JOHNS, FL 32259

(904) 551-1017
Customerservice@innovativefountainservices.com

Invoice

Date	Invoice #
1/31/2021	2021116

Terms
Net 30

Bill To
Isles of Bartram CDD 200 Business Park Circle suite 101 St. Augustine, FL 32095

RECEIVED

FFB 01 2021

23A

Description	Amount
Monthly Stationary Maintenance Waterfall Fountain- January	192.50
Chemicals Added	10.47
Jan	
	1,320,572.46400
Total	
\$202.97	



Invoice

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

Invoice # 379119
Date 2/1/2021
Terms Due on receipt
Due Date 2/1/2021
Memo MANAGEMENT SERV...

Bill To

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

18A

Description	Quantity	Rate	Amount	Serial/Lot Numbers
MANAGEMENT SERVICES Feb	1	500.00	500.00	

001-320-53800-45501

Total \$500.00

RECEIVED

FEB 01 2021



379119



INVOICE

INVOICE #	INVOICE DATE
JAX 190032	2/1/2021
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: March 3, 2021

Invoice Amount: \$2,669.56

22A

Description	Current Amount
Monthly Landscape Maintenance February 2021	\$2,669.56

1-320-57200-46200

Feb landscape Maintenance

RECEIVED

FEB 02 2021

Invoice Total **\$2,669.56**

IN COMMERCIAL LANDSCAPING

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

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 191200	2/2/2021
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: March 4, 2021

Invoice Amount: \$1,957.50

22 A

Description	Current Amount
Winter Annual Rotation 2020 — 001.320.572.462 Annual Installation SUB	\$1,957.50

RECEIVED

FEB 12 2021

Invoice Total **\$1,957.50**

IN COMMERCIAL LANDSCAPING

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

INVOICE



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

Invoice #	559261
Account #	721658
Invoice Date	2/8/2021
Due Date	3/10/2021
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 30 DAYS	
Item	Description	Amount
	Monthly Water Mgmt Serv-R-Non For Service on 01/29/2021. <i>Jan Lake Maintenance</i> <i>001. 320.5712.461.</i> <i>20A</i> Customer Total Balance \$3,340.00	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

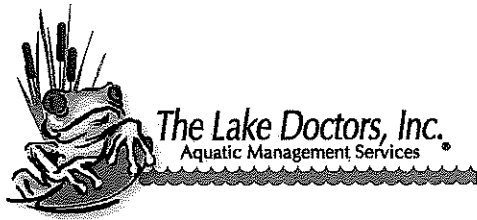
Invoice #	559261
Account #	721658
Date	2/8/2021

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

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

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

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



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

INVOICE

Invoice #	559174
Account #	723920
Invoice Date	2/4/2021
Due Date	3/6/2021
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
	NET 30 DAYS

Item	Description	Amount
	Fountain/Aeration System Parts (Per Service Order Dated 02/02/21) Sales Tax - ST JOHNS 001. 320.572. 463 20A RECEIVED FEB 12 2021	365.00T 23.73 Send T.E. certificate
Total Invoice		\$388.73

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/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Amount Enclosed
365.00

Invoice #	559174
Account #	723920
Date	2/4/2021

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW

<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa	<input type="checkbox"/> American Express
Card #		
Card Verification #		
Exp. Date #		
Print Name		
Billing Address:	Check box if same as above	
Signature		

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

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

INVOICE



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

Bill To

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

Invoice #	559262
Account #	721658
Invoice Date	2/8/2021
Due Date	3/10/2021
Rep	MAS

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	
	Monthly Water Mgmt Serv-R-Non Feb Lake Maintenance 1. 320.572.461 20A RECEIVED FEB 12 2021	1,670.00	
Customer Total Balance		\$3,340.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice	\$1,670.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To

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

Amount Enclosed

Invoice #	559262
Account #	721658
Date	2/8/2021

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 _____

Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED

MAR 08 2021

General Fund

Check Request

Date	Amount	Authorized By
March 8, 2021	\$315,110.27	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200	<i>(Signature)</i>
------	---------------------	--------------------

Intended Use of Funds Requested:

\$ 66,974.86 12/3 St Johns Cty Tax Dist 4
\$ 84,564.75 12/16 St Johns Cty Tax Dist 5
\$ 157,497.13 1/11 St Johns Cty Tax Dist 6
\$ 12.96 1/20 St Johns Cty Tax Dist Interest
\$ 6,060.57 2/24 St Johns Cty Tax Dist 7
<u>\$ 315,110.27</u>
(Attach supporting documentation for request.)

Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

General Fund

RECEIVED

MAR 08 2021

Check Request

Date	Amount	Authorized By
March 8, 2021	\$398,797.90	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 -2017	(A)
---------------------------------	-----

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
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Intended Use of Funds Requested:

\$ 84,762.18 12/3 St Johns Cty Tax Dist 4
\$ 107,023.63 12/16 St Johns Cty Tax Dist 5
\$ 199,325.55 1/11 St Johns Cty Tax Dist 6
\$ 16.40 1/20 St Johns Cty Tax Dist Interest
\$ 7,670.14 2/24 St Johns Cty Tax Dist 7
\$ 398,797.90
(Attach supporting documentation for request.)



INNOVATIVE FOUNTAIN SERVICES
450-106 SR 13 N #217
SAINT JOHNS, FL 32259

(904) 551-1017

Customerservice@innovativefountainservices.com

Invoice

Date	Invoice #
2/22/2021	2021162

Terms
Net 30

Bill To

Isles of Bartram CDD
200 Business Park Circle suite 101
St. Augustine, FL 32095

Description	Amount
One time fountain defoaming	95.00
Quart of Unfoamer	31.37
<p>1-320-572-464</p> <p>231A</p> <p>RECEIVED MAR 11 2021 By _____</p>	
Total	\$126.37



INVOICE

INVOICE #	INVOICE DATE
JAX 200663	3/3/2021
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: April 2, 2021

Invoice Amount: \$95.00

Description	Current Amount
February Irrigation Repairs-- Irrigation Repairs	\$95.00

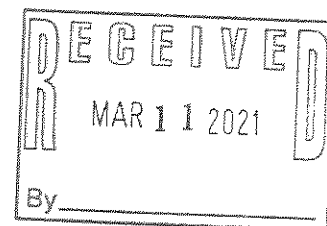
22A

1-320-57200-46200

Invoice Total \$95.00

Excellence

IN COMMERCIAL LANDSCAPING



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

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



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

February 8, 2021
Project No: 13125.03000
Invoice No: 0196899

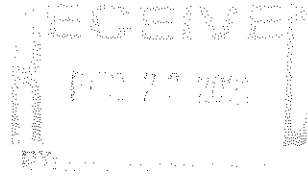
Project 13125.03000 Isles of Bartram CDD
Professional Services rendered through January 31, 2021
Professional Personnel

	Hours	Rate	Amount	
Principal - Vice President	1.50	225.00	337.50	
Project Manager	.50	165.00	82.50	
Totals	2.00		420.00	
Total Labor				420.00
		Invoice Total this Period		\$420.00

11A

1-310-513-311

Jan Professional
services



England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-9990 • Fax 904-640-9485
CA-00002684 LC-0000316

1001 Bradford Way
Kingston, TN 37763

Invoice #: 84
Invoice Date: 3/1/21
Due Date: 3/1/21
Case:
P.O. Number:

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

MAR 6 2021

Balance Due	\$4,773.51
--------------------	-------------------

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

001.310.513.352

13A

FYE 9/30/20 Audit

Invoice No. 20462
Date 02/02/2021

SERVICE

AMOUNT

Audit FYE 09/30/2020

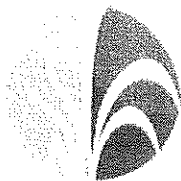
\$ 4,100.00

Current Amount Due

\$ 4,100.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,100.00	0.00	0.00	0.00	0.00	4,100.00

Payment due upon receipt.



INNOVATIVE FOUNTAIN SERVICES
450-106 SR 13 N #217
SAINT JOHNS, FL 32259

Invoice

(904) 551-1017

Customerservice@innovativefountainservices.com

Date	Invoice #
11/17/2020	2020928

Terms
Net 30

Bill To
Isles of Bartram CDD 200 Business Park Circle suite 101 St. Augustine, FL 32095

RECEIVED

FEB 22 2021

Description	Amount
Innovative Fountain Services propose to furnish all materials, labor, and tools to perform a one time cleaning for both fountains which includes draining, pressure washing and the removal of algae and debris from the lower basin of the waterfall feature fountain along with the cleaning of the small roundabout fountain at the Club House. *Completed 11/16	995.81
<p>1-320-572-464</p> <p>23A</p> <p>3 Fountain Maintenance</p> <p>one time cleaning</p>	
Total	\$995.81



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

INVOICE

Invoice #	559499
Account #	721658
Invoice Date	2/18/2021
Due Date	3/20/2021
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
	Debris Removal & Disposal (Large and dangerous items such as biohazards and landscape debris are not included.) Per agreement signed 02/04/21. 1-320-572 461 Feb Debris Removal & Disposal RECEIVED FEB 22 2021	800.00
Total Invoice		\$800.00

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 #	559499
Account #	721658
Date	2/18/2021

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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 #	563213
Account #	721658
Invoice Date	3/1/2021
Due Date	3/31/2021
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

20A

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	
Item	Description	Amount
	Monthly Water Mgmt Serv-R-Non <i>Mar Lake Maintenance</i> <i>1-320-572-461</i>	1,670.00
Customer Total Balance \$5,810.00		
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

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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 #	563213
Account #	721658
Date	3/1/2021

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	_____	