ISLES OF BARTRAM PARK Community Development District

February 17, 2023

AGENDA

Isles of Bartram Park Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092 Phone: 904-940-5850 - Fax: 904-940-5899

February 10, 2023

Board of Supervisors Isles of Bartram Park Community Development District

Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors is scheduled for Friday, February 17, 2023, at 10:30 a.m. at the Offices of GMS, 475 West Town Place, Suite114, St. Augustine, FL 32092.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comment
- III. Organizational MattersA. Oath of Office for Newly Elected Supervisors
 - B. Consideration of Candidate to Fill Board Vacancy
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2023-01
- IV. Approval of Minutes of the November 16, 2022 Meeting
- V. Discussion of Fiscal Year 2024 Budget Process
- VI. Other Business
- VII. Staff Reports A. Attorney
 - B. Engineer
 - C. Manager
- VIII. Supervisors' Requests

- IX. Audience Comments
- X. Financial Reports
 - A. Balance Sheet as of December 31, 2023, and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XI. Next Scheduled Meeting May 17, 2023 @ 10:00 a.m. at The Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.
- XII. Adjournment

THIRD ORDER OF BUSINESS

D.

RESOLUTION 2023-01

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 February 17, 2023 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
James Oliver	Secretary
James Oliver	Treasurer
Darrin Mossing	Assistant Treasurer
Marilee Giles	Assistant Treasurer
Daniel Laughlin	Assistant Treasurer
Howard McGaffney	Assistant Treasurer
Darrin Mossing	Assistant Secretary
Marilee Giles	Assistant Secretary
Daniel Laughlin	Assistant Secretary
Howard McGaffney	Assistant Secretary

PASSED AND ADOPTED THIS 17th DAY OF FEBRUARY, 2023.

Chairman / Vice Chairman

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, November 16, 2022 at 10:00 a.m. at the Renaissance World Golf Village Hotel, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers Chris Mayo Scott Forshey-Friedman Joe Panchula Michael Della Penta Chairperson Vice Chairman Supervisor Supervisor Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber by phone	District Counsel
Nancy Brown	Supervisor Elect

FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 10:00 a.m. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS Audience Comment

Mr. Oliver stated that this was the time for any audience members to comment on anything within the agenda and also for the budget hearing. Hearing none, the next item was followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 17, 2022 Meeting

Mr. Oliver presented the minutes of the August 17, 2022 meeting and there were no additions, corrections, or deletions.

On MOTION by Mr. Forshey-Friedman seconded by Ms. Rogers, with all in favor, the Minutes of the August 17, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with First Choice Aquatics for Pond Maintenance Services

Mr. Oliver stated that at the last meeting they selected First Choice Aquatics for pond maintenance services, adding that the agreement with Lake Doctors had been terminated. He asked for a motion to ratify.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Rogers, with all in favor, the Agreement with First Choice Aquatics for Pond Maintenance Services, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with First Choice Aquatics for Fountain Maintenance Services

Mr. Oliver stated that it made more sense to have First Choice Aquatics replace Lake

Doctors in doing the fountain maintenance services, and therefore asked for a motion to ratify.

On MOTION by Ms. Rogers, seconded by Mr. Forshey-Friedman, with all in favor, the Agreement with First Choice Aquatics for Fountain Maintenance Services, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter for FY 22 Audit Services with Grau & Associates

Mr. Oliver noted that Grau & Associates was selected through the RFP process as required

by Chapter 218 of Florida statutes. He asked for a motion to ratify.

On MOTION by Ms. Rogers, seconded by Mr. Forshey-Friedman, with all in favor, the Engagement Letter for Fiscal Year 2022 Audit Services with Grau & Associates, was ratified.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber had nothing further to report.

B. Engineer

There being none, the next item followed.

C. Manager – Election Results

Mr. Oliver stated that Joe and Nancy would be joining the Board, adding that two years ago when the seats were open, they had no qualified applicants. He noted that the Board would need to fill one of those seats and that way there would be four residents on the Board. He also added that in 2024 the Board would have general elections again.

NINTH ORDER OF BUSINESS Supervisors' Requests

The Board had no Supervisor requests.

TENTH ORDER OF BUSINESS Audience Comments

There being no public present, the next item followed.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of September 30, 2022 and Statement of Revenues & Expenditures

Mr. Oliver stated that included in the agenda package is a copy of the financial reports through September 30, 2022. He noted that these were through the end of the fiscal year. He added that there were no unusual variances on there, other than positive ones in both revenues and expenditures.

B. Assessment Receipt Schedule

Mr. Oliver noted that the assessment receipt schedule shows they are 100% collected for Fiscal Year 2022. He added that property tax notices would go out at the beginning of November, and that the collections would start coming in for the District within the next couple weeks.

C. Approval of Check Register

Mr. Oliver stated that included in the agenda package is a check register. The Board had no questions.

On MOTION by Ms. Rogers seconded by Mr. Forshey-Friedman, with all in favor, the Check Register, was approved.

D. Consideration of Funding Request No. 38

Mr. Oliver stated that the funding request was for the Lake Doctors' clean-up of a lake, adding that the invoice for \$900 was attached. He added that he had coordinated it with the Chair before it occurred and asked for a motion to approve.

On MOTION by Ms. Rogers seconded by Mr. Forshey-Friedman, with all in favor, Funding Request No. 38, was approved.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – February 15, 2022 (a) 10:00 a.m. at The Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092

Mr. Oliver stated the next scheduled meeting will be February 15, 2023 at 10:00 a.m. at the offices of GMS.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Rogers seconded by Mr. Forshey-Friedman, with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

TENTH ORDER OF BUSINESS

A.



Isles of Bartram Park Community Development District Unaudited Financial Statements

as of December 31, 2022

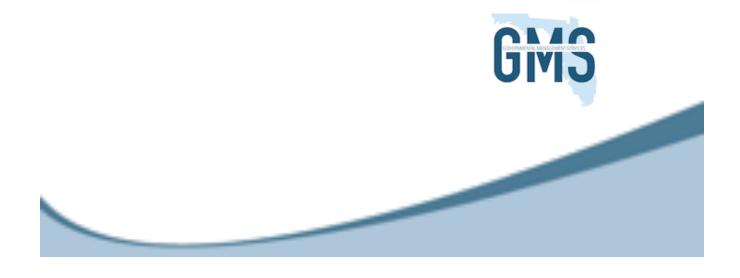


Table of Contents

I.	Financial Statements - Unaudited Financial Reporting
II.	Special Assessments Report
III.	Check Registers Summary -10/1/2022 -12/31/2022

Community Development District

Combined Balance Sheet

December 31, 2022

	General	Debt Service	Total Governmental Funds
<u>Assets</u> :			
Cash	\$338,404		\$338,404
Investments:			
Seríes 2015:			
Reserve		\$220,015	\$220,015
Interest		\$316	\$316
Revenue		\$21,365	\$21,365
Sinking Fund		\$260	\$260
Prepayment		\$11	\$11
General Redemption		\$0	\$0
Due from General Fund		\$118,100	\$118,100
Seríes 2017:			
Reserve		\$170,359	\$170,359
Interest		\$621	\$621
Revenue		\$10,583	\$10,583
Sinking		\$228	\$228
General Redemption		\$0	\$0
Prepayment		\$8	\$8
Due from General Fund		\$100,077	\$100,077
Due From Developer	\$900		\$900
Total Assets	\$339,304	\$641,944	\$981,247
<u>Liabilities</u> :			
Accounts Payable	\$2,136		\$2,136
Accrued Expenses	\$1,500		\$1,500
Due to Debt Service 2015	\$118,100		\$1,500
Due to Debt Service 2017	\$100,077		\$100,077
Total Liabílities	\$221,813	\$0	\$221,813
<u>т</u>			
Fund Balances:		A <11 0 1 1	<i>•</i> · · · · · · · · · ·
Restricted for Debt Service		\$641,944	\$641,944
Nonspendable	\$0		\$0
Unassigned	\$117,491		\$117,491
Total Fund Balances	\$117,491	\$641,944	\$759,434
Total Liabilities & Fund Equity	\$339,304	\$641,944	\$981,247

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures *For the Period ending December 31, 2022*

	Adopted	Prorated Budget	Actual	
	Budget	12/31/22	12/31/22	Variance
<u>REVENUES</u> :				
Assessment - Tax Roll	\$287,023	\$76,032	\$76,032	\$0
Total Revenues	\$287,023	\$76,032	\$76,032	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE</u> :				
Supervisors	\$4,000	\$1,000	\$1,000	\$0
FICA Expense	\$306	\$77	\$77	\$0
Engineering	\$6,000	\$1,500	\$0	\$1,500
Dissemination	\$7,000	\$1,750	\$1,750	\$0
Arbitrage	\$1,200	\$600	\$600	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$10,000	\$2,500	\$1,271	\$1,229
Annual Audit	\$3,900	\$0	\$0	\$0
Trustee Fees	\$8,000	\$4,000	\$4,000	\$0
Management Fees	\$49,140	\$12,285	\$12,285	\$0
Information Technology	\$1,400	\$350	\$350	(\$0)
Website Maintenance	\$950	\$238	\$238	(\$0)
Telephone	\$150	\$38	\$12	\$26
Postage	\$500	\$125	\$132	(\$7)
Insurance	\$10,748	\$10,748	\$9,693	\$1,055
Printing and Binding	\$1,300	\$325	\$44	\$281
Legal Advertising	\$1,400	\$350	\$139	\$211
Other Current Charges	\$900	\$225	\$200	\$25
Office Supplies	\$200	\$50	\$1	\$49
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$112,269	\$41,335	\$36,965	\$4,369
FIELD:			· · · · · ·	· · · · · ·
Landscape Maintenance	\$57,800	\$14,450	\$5,499	\$8,951
Lake Maintenance	\$25,800	\$6,450	\$3,940	\$2,510
Waterfall/Entry Pond Maintenance	\$25,800	\$2,125	\$1,816	\$309
Lake Fountains Maintenance	\$11,400	\$2,850	\$418	\$2,432
Facílity Management	\$6,000	\$1,500	\$1,500	\$2,432 \$0
Utilities	\$15,000	\$3,750	\$1,500	\$3,750
General Maintenance	\$15,000	\$500	\$0 \$1,954	(\$1,454)
Capital Reserve Fund	\$50,000	\$300	\$1,934	(\$1,454)
Total Field	\$176,500	\$31,625	\$15,127	\$16,498
Total Expenditures	\$288,769	\$72,960	\$52,093	\$20,867
Excess Revenues (Expenditures)	(\$1,746)		\$23,939	
FUND BALANCE - Beginning	\$1,746		\$93,552	
FUND BALANCE - Ending	\$0		\$117,491	

Community Development District General Fund Month By Month Income Statement Fiscal Year 2023

	ОСТ	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
<u>Revenues:</u>													
Assessment - Tax Roll	\$0	\$19,120	\$56,911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,032
Total Revenues	\$0	\$19,120	\$56,911	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,032
<u>Expenditures</u> :													
<u>Admínístratív</u> e													
Supervisors	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Arbitrage	\$0	\$0	\$600	\$0 \$0	\$0	\$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 ©0	\$0 ©0	\$0 \$0	\$0 ©0	\$0 ©0	\$5,000
Attorney Fees Annual Audit	\$165 \$0	\$1,106 \$0	\$0 \$0	\$1,271 \$0									
Trustee Fees	\$0 \$0	\$4,000	\$0 \$0	\$4,000									
Management Fees	\$4,095	\$4,000	\$4,095	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$12,285
Information Technology	\$117	\$117	\$117	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$350
Website Maintenance	\$79	\$79	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238
Telephone	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Postage	\$22	\$4	\$106	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132
Insurance	\$9,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,693
Printing and Binding	\$24	\$3	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Legal Advertísing	\$71	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139
Other Current Charges	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$20,236	\$11,132	\$5,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,965
<u>Field</u>													
Landscape Maintenance	\$2,750	\$2,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,499
Lake Maintenance	\$1,180	\$1,180	\$1,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,940
Waterfall/Entry Pond Maintenance	\$908	\$242	\$666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,816
Lake Fountains Maintenance	\$0	\$68	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$418.00
Management	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Utilities	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0 ©0	\$0	\$0 ©0	\$0.00
General Maintenance	\$0	\$1,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,954
Total Field	\$5,338	\$6,694	\$3,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,127
Total Expenses	\$25,574	\$17,826	\$8,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,093
Excess Revenues (Expenditures)	(\$25,574)	\$1,295	\$48,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,939

Community Development District

Debt Service Fund Series 2015

Statement of Revenues & Expenditures For the Period ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	12/31/22	12/31/22	Variance
<u>REVENUES:</u>				
Assessment - Tax Roll	\$429,732	\$113,839	\$113,839	\$0
Interest Income	\$1,400	\$350	\$2,973	\$2,623
Total Revenues	\$431,132	\$114,189	\$116,812	\$2,623
<u>EXPENDITURES</u> :				
<u>Seríes 2015</u>				
Interest Expense - 11/01	\$145,659	\$145,659	\$145,659	\$0
Príncípal Expense - 11/01	\$120,000	\$120,000	\$120,000	\$0
Príncipal Expense - 11/01 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 05/01	\$143,034	\$0	\$0	\$0
Total Expenditures	\$408,694	\$265,659	\$270,659	(\$5,000)
Excess Revenues (Expenditures)	\$22,438		(\$153,847)	
FUND BALANCE - Beginning	\$290,112		\$513,915	
FUND BALANCE - Ending	\$312,550		\$360,067	

Community Development District

Debt Service Fund Series 2017

Statement of Revenues & Expenditures For the Period ending December 31, 2022

	Adopted	Prorated	Actual	
	Budget	12/31/22	12/31/22	Variance
<u>REVENUES:</u>				
Assessment - Tax Roll	\$341,479	\$96,692	\$96,692	\$0
Interest Income	\$1,000	\$250	\$2,337	\$2,087
Total Revenues	\$342,479	\$96,942	\$99,028	\$2,087
<u>EXPENDITURES:</u>				
<u>Seríes 2015</u>				
Interest Expense - 11/01	\$116,697	\$116,697	\$116,697	\$0
Principal Expense - 11/01	\$105,000	\$105,000	\$105,000	\$0
Principal Expense - 11/02 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 05/01	\$114,859	\$0	\$0	\$0
Total Expenditures	\$336,556	\$221,697	\$226,697	(\$5,000)
Excess Revenues (Expenditures)	\$5,923		(\$127,668)	
FUND BALANCE - Beginning	\$234,660		\$409,545	
FUND BALANCE - Ending	\$240,583		\$281,876	

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:	\$218,893.13
Reserve Balance:	\$210,053.13
Reserve balance.	\$220,014.93
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)
Less: May 1, 2021 (Prepayment)	(\$15,000)
Less: November 1, 2021	(\$115,000)
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022 (Prepayment)	(\$85,000)
Less: November 1, 2022	(\$120,000)
Less: November 1, 2022 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$5,685,000

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:	\$170,922.80
Reserve Balance:	\$170,359.38
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)
Less: November 1, 2021	(\$100,000)
Less: May 1, 2022 (Prepayment)	(\$15,000)
Less: November 1, 2022	(\$105,000)
Less: November 1, 202 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$4,830,000

B.

Isles of Bartram Park Community Development District Fiscal Year 2023 Assessment Receipts

		SERIES 2015	SERIES 2017		
		DEBT	DEBT		
		SERVICE	SERVICE	O&M	
ASSESSED TO	# LOTS	ASMT	ASMT	ASMT	TOTAL ASMTS
TAX ROLL NET	635	429,732.19	365,003.07	287,013.40	1,081,748.66
TOTAL DISTRICT NET	635	429,732.19	365,003.07	287,013.40	1,081,748.66
		SERIES 2015	SERIES 2017		
		DEBT	DEBT		
		SERVICE	SERVICE	O&M	TOTAL
RECEIVE FROM	BALANCE DUE	RECEIVED	RECEIVED	RECEIVED	RECEIVED
TAX ROLL RECEIVED / DUE	66,542.03	403,297.91	342,550.49	269,358.23	1,015,206.63
TOTAL RECEIPTS / DUE	66,542.03	403,297.91	342,550.49	269,358.23	1,015,206.63

TAX ROLL RECEIPTS

DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
11/2/2022	373.40	317.16	249.39	939.95
11/17/2022	15,944.80	13,543.09	10,649.36	40,137.25
11/28/2022	12,310.02	10,455.80	8,221.73	30,987.55
12/12/2022	40,389.15	34,305.47	26,975.47	101,670.09
12/15/2022	44,821.66	38,070.32	29,935.89	112,827.88
1/20/2023	289,458.87	245,858.65	193,326.39	728,643.91
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	403,297.91	342,550.49	269,358.23	1,015,206.63
	049/	0.49/	0.4.9/	94%
	11/2/2022 11/17/2022 11/28/2022 12/12/2022 12/15/2022	DEBT SERVICE ASMT 11/2/2022 373.40 11/17/2022 15,944.80 11/28/2022 12,310.02 12/12/2022 40,389.15 12/15/2022 44,821.66 1/20/2023 289,458.87 - - - - - - - - - - - - - -	DEBT SERVICE ASMT DEBT SERVICE ASMT 11/2/2022 373.40 317.16 11/17/2022 15,944.80 13,543.09 11/28/2022 12,310.02 10,455.80 12/12/2022 40,389.15 34,305.47 12/15/2022 44,821.66 38,070.32 1/20/2023 289,458.87 245,858.65 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <td>DEBT SERVICE ASMT DEBT SERVICE ASMT DEBT SERVICE ASMT O&M ASMT 11/2/2022 373.40 317.16 249.39 11/17/2022 15,944.80 13,543.09 10,649.36 11/28/2022 12,310.02 10,455.80 8,221.73 12/12/2022 40,389.15 34,305.47 26,975.47 12/15/2022 44,821.66 38,070.32 29,935.89 1/20/2023 289,458.87 245,858.65 193,326.39 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <</td>	DEBT SERVICE ASMT DEBT SERVICE ASMT DEBT SERVICE ASMT O&M ASMT 11/2/2022 373.40 317.16 249.39 11/17/2022 15,944.80 13,543.09 10,649.36 11/28/2022 12,310.02 10,455.80 8,221.73 12/12/2022 40,389.15 34,305.47 26,975.47 12/15/2022 44,821.66 38,070.32 29,935.89 1/20/2023 289,458.87 245,858.65 193,326.39 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <



Community Development District

Check Run Summary

10/01/22 - 12/31/22

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	10/1/22-10/31/22	878-886	\$16,178.84
5	11/1/22- 11/30/22	887-896	\$18,765.73
	12/1/22-12/31/22	897-913	\$14,189.93

Total	\$49,134.50
20100	φτ3,104.30

* Fedex Invoíces available upon request

AP300R *** CHECK NOS.	000878-000913	IS	CCOUNTS PAYABLE LES OF BARTRAM NK A ISLES OF B	- GENERAL	R CHECK REGISTER	RUN 2/09/23	PAGE 1
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO ICE YRMO DPT ACCT# S	VE UB SUBCLASS	NDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
10/10/22 00021		9 202209 320-57200-4 POOL CLEANING	6400		*	450.00	
	SEP		CRYSTAL CLEAN	POOL SERVICE, INC	2		450.00 000878
10/10/22 00024	9/30/22 9	202210 310-51300-4 I SCHD SE2015 PRPY \$5K	9000		*	100.00	
	9/30/22 9	I SCHD SE2015 PRP1 35K 202210 310-51300-4 I SCHD SE2017 PRPY \$5K	9000		*	100.00	
	AMR ¹	I SCHD SE2017 PRPY \$5K	DISCLOSURE SER	VICES LLC			200.00 000879
10/10/22 00001	9/15/22 104	202210 310-51300-3	1000			5,000.00	
		3 ASSESSMENT ROLL CERT		ANAGEMENT SERVICE	ES		5,000.00 000880
10/10/22 00001	10/01/22 105	202210 310-51300-3	4000		*	4,095.00	
	10/01/22 105	MANAGEMENT FEES 202210 310-51300-5	2000		*	79.17	
	10/01/22 105	WEBSITE ADMIN 202210 310-51300-3	5100		*	116.67	
	10/01/22 105	INFORMATION TECH 202210 310-51300-3	1200		*	583.33	
	10/01/22 105	DISSEM AGENT SRVS 202210 310-51300-4	2000		*	22.10	
		202210 310-51300-4	2500		*	24.45	
		202210 310-51300-4	1000		*	11.84	
	.1.E.1.1	EPHONE	GOVERNMENTAL M	ANAGEMENT SERVICE	ES		4,932.56 000881
10/10/22 00032	9/30/22 3112	189 202208 310-51300-3	1500		*	460 50	
	AUG	GENERAL SERVICES	KUTAK ROCK LLP				460.50 000882
10/10/22 00022	9/29/22 JAX43	3473 202209 320-57200-4				2,035.80	
	FALI	L ANNUAL INSTALL 2022	YELLOWSTONE LA	NDSCAPE			2,035.80 000883
10/14/22 00023	10/10/22 20234	414 202209 320-57200-4	6400			220.33	
	SEP	WATERFALL F'TN MAINT	INNOVATIVE FOU	NTAIN SERVICES, 1	INC		220.33 000884
10/14/22 00032	7/31/22 30830	080 202206 310-51300-3				130.00	
	JUN	GENERAL SERVICES	KUTAK ROCK LLP				130.00 000885

AP300R *** CHECK NOS. 000878-000913	3 IS	CCOUNTS PAYABLE PREPAID/COMPUTER LES OF BARTRAM - GENERAL NK A ISLES OF BARTRAM	CHECK REGISTER	RUN 2/09/23	PAGE 2
CHECK VEND#INVOICE DATE DATE INV	EEXPENSED TO /OICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/14/22 00022 10/15/22 JAX OC	CT LANDSCAPE MAINTENANCE	6200 YELLOWSTONE LANDSCAPE	*	2,749.65	2,749.65 000886
11/03/22 00007 10/03/22 870 FY	05 202210 310-51300-5 23 SPECIAL DISTRICT FEE	4000	*	175.00	175.00 000887
11/03/22 00011 10/05/22 204 SE	4887 202209 310-51300-3 EP PROFESSIONAL SERVICES	1100	*	506.25	
11/03/22 00032 10/28/22 312 SE	26878 202209 310-51300-3 EP GENERAL SERVICES		*	70.50	
11/14/22 00016 11/01/22 252	2-2508 202211 310-51300-3 723 SE 2015 TRUSTEE FEES	3000 THE BANK OF NEW YORK MELLON	*	4,000.00	4,000.00 000890
10/26/22 276 SE	92153 202208 320-57200-4 JGUST LAKE MAINTENANCE 507B 202209 320-57200-4 EP LAKE MAINTENANCE	6100	*	1,670.00 1,670.00	3,340.00 000891
11/14/22 00021 11/01/22 M70 OC	047 202210 320-57200-4 CT POOL CLEANING		*	450.00	
11/14/22 00036 10/20/22 163 OC 11/01/22 164 NO	36 202210 320-57200-4 CT LAKE MAINTENANCE 42 202211 320-57200-4 DV LAKE MAINTENANCE	6100 6100	*	1,180.00 1,180.00	2,360.00 000893
11/14/22 00001 11/01/22 106 NO 11/01/22 106 NO 11/01/22 106 NO 11/01/22 106 NO 11/01/22 106	5 202211 310-51300-3 DV MANAGEMENT FEES 5 202211 310-51300-5 DV WEBSITE ADMIN	4000 2000 5100 1200	* * * * *	4,095.00 79.17 116.67 583.33 .21	

AP300R *** CHECK NOS. 000878-000913	IS	ACCOUNTS PAYABLE PREPAID/COMPUTER SLES OF BARTRAM - GENERAL NNK A ISLES OF BARTRAM	CHECK REGISTER	RUN 2/09/23	page 3
CHECK VEND#INVOICE DATE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# S	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	202211 310-51300-4	2000	*	3.99	
	202211 310-51300-4	2500	*	2.85	
COPIES		GOVERNMENTAL MANAGEMENT SERVICE	S		4,881.22 000894
11/14/22 00023 10/31/22 2023540	202210 320-57200-4			233.11	
OCT WATH	ERFALL MAINT	INNOVATIVE FOUNTAIN SERVICES, I	NC		233.11 000895
11/14/22 00022 11/01/22 JAX45473	202211 320-57200-4			2,749.65	
NOV LANI		YELLOWSTONE LANDSCAPE			2,749.65 000896
12/02/22 00037 11/09/22 G2159201	202211 320-57200-4	6600	*	1,954.22	
REPAIR I	LIGHTS SIGN WATERF	ADKINS ELECTRIC, INC			1,954.22 000897
12/02/22 00023 11/29/22 2023661	202211 320-57200-4	6400	*	241.66	
NOV CHEN	MICAL MAINTENANCE	INNOVATIVE FOUNTAIN SERVICES, I	NC		241.66 000898
12/02/22 00032 11/30/22 3141640	202210 310-51300-3		*	165.00	
OCT GENI	ERAL COUNSEL	KUTAK ROCK LLP			165.00 000899
12/15/22 00036 12/01/22 1706	202212 320-57200-4			1,180.00	
DEC LAKI	E MAINTENANCE	FIRST CHOICE AQUATICS			1,180.00 000900
12/15/22 00036 12/07/22 1709	202212 320-57200-4			400.00	
DEC LAKE	E MAINTENANCE	FIRST CHOICE AQUATICS			400.00 000901
12/15/22 00001 12/01/22 107	202212 310-51300-3	34000	*	4,095.00	
12/01/22 107	AGEMENT FEES 202212 310-51300-5	52000	*	79.17	
12/01/22 107	SITE ADMIN 202212 310-51300-3	5100	*	116.67	
12/01/22 107	ORMATION TECH 202212 310-51300-3	1200	*	583.33	
12/01/22 107	SEMINATION SERVICE 202212 310-51300-5	51000	*	.42	
	SUPPLIES 202212 310-51300-4 E	2000	*	7.98	

AP300R *** CHECK NOS.	000878-000913	ISL	COUNTS PAYABLE PREPAID ES OF BARTRAM - GENERA K A ISLES OF BARTRAM	/COMPUTER CHECK REGISTER L	RUN 2/09/23	PAGE 4
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SU	VENDOR NAM B SUBCLASS	E STATUS	AMOUNT	CHECK AMOUNT #
	12/01/22 107 COPIES		500	*	16.80	
	COFIEC		GOVERNMENTAL MANAGEMEN	T SERVICES		4,899.37 000902
12/27/22 00020		202202 320-57200-46 IN AERATION REPAIR		*	455.00	
			THE LAKE DOCTORS, INC.			455.00 000903
12/27/22 00020	FOUNTAI	202204 320-57200-46 IN AERATION REPAIR			115.00	115.00 000904
12/27/22 00020		202204 320-57200-46	300	*	350.00	
		JNTAIN SERVICE	THE LAKE DOCTORS, INC.			350.00 000905
12/27/22 00020	6/07/22 666260	202205 320-57200-46		*	2,309.00	
			THE LAKE DOCTORS, INC.			2,309.00 000906
12/27/22 00020	6/21/22 667196	202206 320-57200-46 IN AERATION SERVICE	300	*	330.00	
			THE LAKE DOCTORS, INC.			330.00 000907
12/27/22 00020		202207 320-57200-46 IN REPAIR 7/22/22	300	*	200.00	
			THE LAKE DOCTORS, INC.			200.00 000908
12/27/22 00015		2 202212 310-51300-42 POSTAGE 2022		*	97.68	
			ST JOHNS COUNTY TAX CO	LLECTOR 		97.68 000909
12/29/22 00013		2 202212 310-51300-35 2015 FYE 10/31/22	300	*	600.00	
			GRAU AND ASSOCIATES			600.00 000910
12/30/22 00035		202211 320-57200-46 OF MTG 8008521	300	*	68.00	
				C		68.00 000911
12/30/22 00036	12/21/22 12212022	2 202212 320-57200-46 C BULBS IN FOUNTAIN	300	*	350.00	
			FIRST CHOICE AQUATICS			350.00 000912
12/30/22 00020		202201 320-57200-46 IN REPAIRS 1/12/22			475.00	
	FOULT		THE LAKE DOCTORS, INC.			475.00 000913
			TOT	AL FOR BANK A		

AP300R *** CHECK NOS.	000878-000913	YEAR-TO-DATE ACCOUNTS PAY. ISLES OF BART BANK A ISLES	RAM - GENERAL	CHECK REGISTER	RUN 2/09/23	PAGE 5
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLAS	VENDOR NAME S	STATUS	AMOUNT	CHECK AMOUNT #

TOTAL FOR REGISTER 49,134.50

Crystal Clean Pool Service Inc 9020-1 Berry Ave Jacksonville, FL 32211 US +1 9048558884 Admin@crystalcleanpools.net

INVOICE

BILL TO Isles of Bartram Park CCD Isles of Bartram Park CCD 475 West Town Place Suite 114 St. Augustine, FI 32092

INVOICE # M6909 DATE 10/01/2022 DUE DATE 10/31/2022 TERMS Net 30

	DESCRIPTION				
Monthly Service	Monthly Pool Cleaning		1	450.00	450.00
September		SUBTOTAL			450.00
		TAX			0.00
		TOTAL			450.00
		BALANCE DUE			\$450.00

1.320.572.464 21A

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Invoice

Date	Invoice #
9/30/2022	9

Bill To Isles of Bartram Park CDD c/o GMS, LLC

	Terms Due	Date
	Net 30 10/3	0/2022
Description	Amount	
nortization Schedule		100.00
ries 2015 11-1-22 Prepay \$5,000 portization Schedule ries 2017 11-1-22 Prepay \$5,000		100.00
ZYA		
24A 1.310.573.490		
	Total	\$200.
	Payments/Credits	\$0.0
	D D D D D D D D D D	\$200.0
Phone # E-mail	Balance Due	

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

Invoice

Invoice #: 104 Invoice Date: 9/15/22 Due Date: 9/15/22 Case: P.O. Number:

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

Description	Hours/Qty Rate	Amount
Assessment Roll Certification - FY 2023	5,000.	5,000.00
119		
1.310.53.310		
	Total	\$5,000.00
	Payments/Credits	\$0.00
	Balance Due	\$5,000.00

Governmental Management Services, LLC 1001 Bradford Way

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 105 Invoice Date: 10/1/22 Due Date: 10/1/22 Case: P.O. Number:

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

Hours/Qty Rate	Amount
4,095.00	4,095.00
79.17	79.17
116.67	116.67
583.33	583.33
22.10	22.10
24.45	24.45
11.84	11.84
Total S	\$4,932.56
Payments/Credits	\$0.00

IA

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3112189 Client Matter No. 10623-1

32A 1.310.513.315

Jim Oliver Isles of Bartram Park CDD Governmental Management Services – St. Augustine Suite 114 475 West Town Place St. Augustine, FL 32092

Invoice No. 3112189 10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

08/10/22	W. Haber	0.30	70.50	Review and revise budget and O&M
08/10/22	K. Jusevitch	0.30	36.00	assessment resolutions Confer with Haber, update budget hearing documents and correspond with district manager
08/16/22	W. Haber	0.50	117.50	Prepare for Board meeting
08/17/22	W. Haber	0.70	164.50	Prepare for and participate in Board meeting
08/23/22	K. Jusevitch	0.60	72.00	Prepare pond maintenance agreement; confer with Haber
TOTAL HOURS		2.40		

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Isles of Bartram Park CDD September 30, 2022 Client Matter No. 10623-1 Invoice No. 3112189 Page 2

TOTAL FOR SERVI	CES RENDERED	\$460.50
TOTAL CURRENT A	AMOUNT DUE	\$460.50
UNPAID INVOICES	:	
July 31, 2022	Invoice No. 3083080	130.00
TOTAL DUE		\$590.50

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



Bill To:

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

Property Name:

Celestina-Isles of Bartram CDD

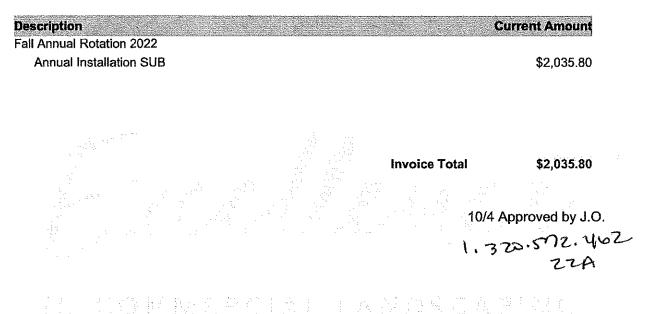
INVOICE

INVOICE#	INVOICE DATE
JAX 434731	9/29/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2022 Invoice Amount: \$2,035.80



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



Bill To

(904) 551-1017

Celestina Master

200 Business Park Circle suite 101 St. Augustine, FL 32095

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

Customerservice@innovativefountainservices.com

10BP

Invoice

 Date
 Invoice #

 10/10/2022
 2023414

 Terms
 Net 30

23A

1.320.57200, 46400

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- September Chemicals Added		192.50 27.83

	~	
Balance	Due	\$220.33

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3083080 Client Matter No. 10623-1

1.310.51300.31500 32A

Jim Oliver Isles of Bartram Park CDD Governmental Management Services – St. Augustine Suite 114 475 West Town Place St. Augustine, FL 32092

Invoice No. 3083080 10623-1

• • •

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

06/15/22	W. Haber	0.40	94.00	Review and revise budget and O&M assessment hearing notices; confer with Stephens regarding same
06/17/22	K. Jusevitch	0.30	36.00	Prepare resolution resetting location of budget hearing; confer with Haber
TOTAL HO	URS	0.70		
TOTAL FO	R SERVICES RE	NDERED		\$130.00
TOTAL CU	RRENT AMOUN	T DUE		<u>\$130.00</u>

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



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 441354	10/15/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: November 14, 2022 \$2,749.65 Invoice Amount:

Description	Current Amount
Monthly Landscape Maintenance October 2022	\$2,749.65

Invoice Total

\$2,749.65

1.320.57200.46200 22A

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

Involce No.: 87005 Annual Fee: \$175.00 Late Fo STEP 1: Review the following informa 1. Special District's Name, Registere Isles of Bartram Par Mr. Wesley Haber Kutak Rock LLP	ed Agent's Name,	and Registered Office Addres			
STEP 1: Review the following informa 1. Special District's Name, Registere Isles of Bartram Par Mr. Wesley Haber	ation, make change ed Agent's Name,	s directly on the form, and sign and Registered Office Addres	and date: ss: DEC		
1. Special District's Name, Registere isles of Bartram Par Mr. Wesley Haber	ed Agent's Name,	and Registered Office Addres	ss: DE S		
isles of Bartram Par Mr. Wesley Haber		-			
Mr. Wesley Haber	k Community De	evelopment District			
•					
Kutak Rock LLP					
107 West College Av	enue				
Tallahassee, FL 3230					
·					
2. Telephone:	(850) 692-7300				
3. Fax:	(850) 692-7319				
4. Email:	Wesley.Haber@KutakRock.com				
5. Status:	Independent				
6. Governing Body:	Elected				
7. Website Address:	www.isiesofbarti	ramparkcdd.com			
8. County(ies):	St. Johns				
9. Function(s):	Community Dev	elopment			
10. Boundary Map on File:	07/24/2007				
11. Creation Document on File:	05/14/2007				
12. Date Established:	12/18/2006				
13. Creation Method:	Local Ordinance				
14. Local Governing Authority:	St. Johns Count	•			
15. Creation Document(s):	County Ordinance 2006-157				
16. Statutory Authority:	Chapter 190, Flo	orida Statutes			
17. Authority to Issue Bonds:	Yes				
18. Revenue Source(s):	Assessments				
19. Most Recent Update:	03/07/2022				
I do hereby certify that the information	above (changes no	oted if necessary) is accurate a	nd complete as of this date. Date 10.31.2022		

- a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. Or, Certify Eligibility for the Zero Fee: By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
- 1.____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.

2.____ This special district is In compliance with the reporting requirements of the Department of Financial Services.

3.____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:_____ Denied: _____ Reason:_

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

1.310.57300,54000 7A

VISION • EXPER	ILENCE • RESULTS					
Isles Of Bartram C	DD				October 05, 2022	
475 West Town Pla					Project No:	13125.03000
Suite 114		·			Invoice No:	0204887
St. Augustine, FL	32092					
	13125.03000 lices rendered thre	Isles of Bartn ough October 1			10/20 App	proved by J.O.
			Hours	Rate	Amount	
Principal - Vice	President		2.25	225.00	506.25	
	Totals		2.25		506.25	
	Total Labor					506. 25
			Invo	ice Total t	his Period	\$506.25
					1.31	0.513.311
					- 	IIA
						2022

England-Thims & Millar, Inc. Excess - PLANERS - SUMPLING - GAR-INALIZATE AND THE COMPANY INTEGER 1- 2019 - And The Company - Company -

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juliand nor

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Isles of Bartram Park CDD

475 West Town Place

St. Augustine, FL 32092

Governmental Management Services - St. Augustine

Federal ID 47-0597598

October 28, 2022

Jim Oliver

Suite 114

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3126878 Client Matter No. 10623-1

10/31 approved

1.310.513.315 32A

Invoice No. 3126878 10623-1

Isles of Bartram Park CDD - General Re: For Professional Legal Services Rendered Review and revise pond maintenance 70,50 0.30 09/19/22 W. Haber agreement and confer with Stephens regarding same 0.30 TOTAL HOURS \$70.50 TOTAL FOR SERVICES RENDERED <u>\$70.50</u> TOTAL CURRENT AMOUNT DUE

> PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

DOR 1 INVOICE **BNY MELLON** The Bank of New York Mellon Trust Company, N.A. 252-2508166 Invoice Number: 00000 Governmental Management Services, I.I.C ISLES2015A Account Number: Attn: Jim Oliver 01-Nov-22 475 West Town Place, Suite 114 Involce Date: World Golf Village Cycle Date: 05-Nov-22 St Augustine, FL 32092 Administrator: Caroline Cowart 904-645-1919 Phone Number: USD Currency: ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2015 Total Proration Subtotal Rate Quantity <u>Flat</u> 4,000.00 Administration Fee For the period: November 05, 2021 to November 04, 2022 Involce Total: 4,000.00 0.00 Satisfied To Date: 4,000.00 Balance Due: Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576. The Bank of New York Mellon Trust Company, N.A is located at 400 South Hope Street - Suite 400, Los Angeles, CA 90071 Wire and ACH Payment Instructions: Check Payment Instructions: The Bank of New York Mellon The Bank of New York Mellon ABA Number: 021000018 Corporate Trust Department Account Number: 8901245259 P.O. Box 392013 Account Name: BNY Mellon - Fcc Billing Wire Fees Pittsburgh, PA 15251-9013 Please reference Invoice Number: 252-2508166 ose billing stub. Ples A 8 2022 **Billing Stub** ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT 252-2508166 Invoice Number: DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2015 ISLES2015A Account Number: Invoice Date: 01-Nov-22 Cycle Date: 05-Nov-22

0000061541925202508166000000000004000002

Βy

Administrator:

Phone Number:

Amount:

Caroline Cowart 904-645-1919

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4,000.00 USD

WAKE	CHECK PAYABLE I	0	
ι.			
The Law Discover, ISC.			
Po Box 20122			
Tampa, FL 33622-0122			
(904) 262-5500			
	ADDRESSEE]

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PLEASE FILL OL	IT BELOW IF TAYING BY CREDIT CARD
V/34	
CARD NUMBER	EXP. DATE

ACCOUNT NUMBER	DATE	BALANCE
721658	10/26/2022	\$0.00

The Lake Doctors Po Box 20122 Tampa, FL 33622-0122

00000000984570010000000214220000000000000

ADDRESSEF

GMS / CELESTINA MASTER POA Bernadette Perrogrino 475 West Town Place Suite 114 St. Augustine, FL 32092

Please Return this portion with your payment

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Invoice	1692153	PO #		•
Date Description	Quantity	Amount	Tax	Total
20 Lunette Court, St Johns, FI St. Augustine, FL 32092 B/11/2022 Water Management - Zone 1, Water Management - Zone 2 I. 376 S772-441		\$1670.00	\$D.00	\$1670.00
1.326.572.441 * poid by Celestina Port in error		DEGEN Nov 14 2 by	V E 2022	86 92 1
.			Credits Adjustment	\$1670.00 \$1670.00 AMOUNT DUE
				\$0.00

Lic#: Account# 721658 ξ.

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M3¥C CUĆI	X PAYARI F TO		PLEASEFILLO	UT BELOW IF PAYING HY CREDU	CARD
MARE LINE		VISA			
The Lake Decision, for		<u>ika kaleng</u>			
A second		CARDI	IUMBER	EXP. DAILE	
Po Box 20122		SCINAL	<#Rt	ANOUNT FAID	
ampa, FL 33622-0122 904) 262·5500		L			
AD	RESSEE	LACCO 721	G58	10/26/2022	BALANCE \$0.00
Bhach choca 1 ndiirese bekin 'n in	ener sol oriente marge pa covere site	121	000		•••••
GMS / CELESTINA M	ASTER POA 😽				
Bernadette Perregrin	0	The	Laka Doctore		
475 West Town Plac Suite 114	e		Box 20122		
St. Augustine, FL 320			npa, FL 33622-	-0122	
GG Flagabany		101	11007 T L 0302L	V126	
00000000098457001	00000002760700000000000000	Ple	ase Return this p	portion with your payme	nt
			PO #	LAUREN IV. VI. ANTONI	
	TUAOKO	e 27607B			
ate Descripti		Quantity	Amount	Tax	Total
			Amount	Tax	Total
0 Lunette Court, St John	on s, Fl St. Augustine, FL 32092		Amount \$835.00	Tax \$0.00	
0 Lunette Court, St John	л			<u> </u>	\$835.00
0 Lunette Court, St John /1/2022 Water Ma	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1,Water Management -		\$835.00	\$0.00	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Ma	on s, Fl St. Augustine, FL 32092		\$835.00	\$0.00	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00	\$0.00 \$0.00	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00 \$835.00
10 Lunette Court, St John ////2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00 \$835.00
8 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl St. Augustine, FL 32092 anagement - Zone 1, Water Management - 1.326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00 \$835.00 } }
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.000 \$0.000 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.0	\$835.00 \$835.00 \$ \$1670.00 \$1670.00 \$1670.00 \$1670.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00 4 2022	\$835.00 \$835.00
0 Lunette Court, St John /1/2022 Water Mi Zone 2	on s, Fl. St. Augustine, FL 32092 anagement - Zone 1, Water Management - L. 326.S7244		\$835.00 \$835.00	\$0.00 \$0.00 4 2022	\$835.00 \$835.00 \$ \$1670.00 \$1670.00 \$1670.00 AMOUNT D

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Account# 721658

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Lic#:

Crystal Clean Pool Service Inc 9020-1 Berry Ave Jacksonville, FL 32211 US +1 9048558884 Admin@crystalcleanpools.net

INVOICE

BILL TO

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Isles of Bartram Park CCD Isles of Bartram Park CCD 475 West Town Place Suite 114 St. Augustine, FI 32092

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By						

INVOICE # M7047 DATE 11/01/2022 DUE DATE 12/01/2022 TERMS Net 30

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1.320.572.464

SERVICE	DESCRIPTION		QTY	BATE	AMOUNT
Monthly Service	Monthly Pool Cleaning		1	450.00	450.00
	· ····			•	
October		SUBTOTAL			450.00
Goldon		TAX			0.00
		TOTAL			450.00
		BALANCE DUE			\$450.00

First Choice Aquatics 14289 Denton Rd FL 32226 US +1 9042267031 firstchoiceaquaticsjax@gmail.com

INVOICE

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BILL TO Isles of Bartram Park C/O GMS,LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 INVOICE # 1636 DATE 10/20/2022 DUE DATE 11/19/2022 TERMS Not 30

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1.320.572.461

SERVICE	DESCRIPTION		QTY	BATE	AMOUNT
Lake Maintenance	Isles of Bartram Park		1	1,180.00	1,180.00
Services rendered as	re for the month listed above.	SUBTOTAL TAX TOTAL			1,180.00 0.00 1,180.00
	oct	BALANCE DUE	•	\$1	,180.00

First Choice Aquatics 14289 Denton Rd FL 32226 US +1 9042267031 firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO Isles of Bartram Park C/O GMS,LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 INVOICE # 1642 DATE 11/01/2022 DUE DATE 12/01/2022 TERMS Net 30

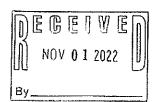
1.320.572.461

SERVICE DESCRIPTION AMOUNT

Lake Maintenance	Isles of Bartram Park		1	1,180.00	1,180.00
Services rendered are for	r the month listed above.	SUBTOTAL			1,180.00
ORLAICE2 LEHIODIER BLG IN					A 00

	BALANCE DUE	\$1,180.00
	TOTAL	1,180.00
	ТАХ	0.00
ices rendered are for the month listed above.	SUBTOTAL	1,180.00

Nov



Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Isles of Bartram Perk CDD

475 West Town Place Suite 114 At. Augustine, FL 32092

Bill To:

Invoice

Invoice #: 106 Invoice Date: 11/1/22 Due Date: 11/1/22 Case: P.O. Number:

			4,095.00	4,095.00
Anagement Fees - November 2022			79,17	79.17
Vebsite Administration - November 2022			116.67	116.67
nformation Technology - November 2022 Dissemination Agent Services - November 2022	a di sa	1.51	583.33	583,33
Diffice Supplies			0.21	0,21
Postage		1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	3.99	3.99
Copies			2.85	2.85
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		Total		\$4,881.2
		Paymen	ts/Credits	\$0.0
	-			

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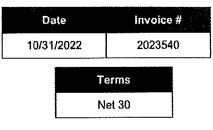
NOV 032022



(904) 551-1017

INNOVATIVE FOUNTAIN SERVICES 11637 COLUMBIA PARK DRIVE EAST SUITE 4 JACKSONVILLE. FL 32258

Invoice



Bill To Celestina Master 200 Business Park Circle suite 101 St. Augustine, FL 32095

Customerservice@innovativcfountainscrviccs.com

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1.32.572.464

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- October Chemicals Added		192.50 40.61
	•	
By		-

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Balance Due \$233.11

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

Property Name: Celestina-Isles of Bartram CDD

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		$\operatorname{struct}_{\mathcal{C}}(f(x)) \geq 2 (f(x)) \operatorname{structure}_{\mathcal{C}}(f(x)) \leq 2 (f(x)) (f(x)) + 2 (f(x)) (f(x)) (f(x))) = 0$
	JAX 454732	11/1/2022
	Net 30	
	Remit To:	
	Yellowstone Lar PO Box 101017	
D	Atlanta, GA 303	92-1017
	Invoice Due Date:	December 1, 2022

\$2,749.65

Description Monthly Landscape Maintenance November 2022 \$2,749.65

Invoice Total

Invoice Amount:

\$2,749.65

1.32.572.462

IN COMMERCIAL LANDSCAPING .

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Ву_			ų			

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

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A	Mk	IAAA
	WIN	
		ELECTRIC, INC.

BES of L

Celestina CDD 200 Business Park Circle Suite 101 Job Number: G21592 Repair Landscape Light Job Address: 35 Mandara Way,

Jacksonville

FL 32095

St. Johns FL

. 32259

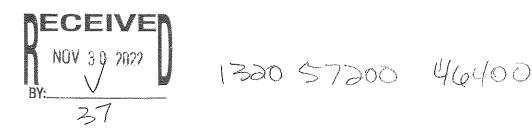
Date	Invoice Number	Customer Order Number	Customer Number	Net Terms
11/9/2021 G21592-01		CELCDD		
		Description		

Invoice

Service call to troubleshoot and repair lights at the entry sign and waterfall.

Technician troubleshot the photocell, lighting panel and circuitry for the landscape lights at the entry signs. Technician determined that there was faulty wiring, a bad photocell and the lighting control panel had 2 bac contactors.

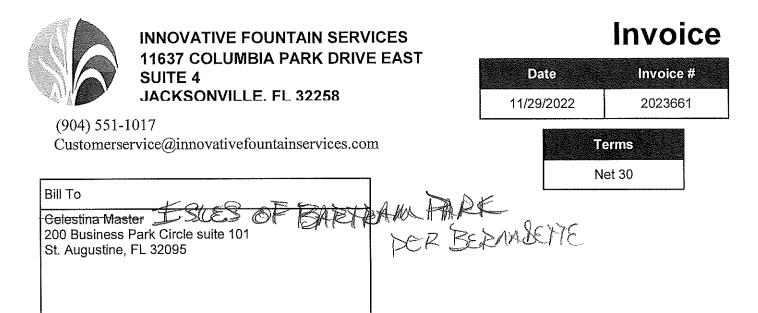
Technician repulled the bad sections of wire, replaced the photocell and the two contactors in the lighting control panel.



Billing Amount:	1,954.22
Retention Withheld:	0.00
Retention Due:	0.00
Subtotal:	\$1,954.22

Pay This Amount:

\$1,954.22



Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- November Chemicals Added		192.50 49.16
NOV a 9 2022 BY:		
1320 57200 4/0400		
NAITING FOR CORRECT		
NUDICE		

FL KERNANEME

Balance Due

\$241.66

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

November 30, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

\$165.00

\$165.00

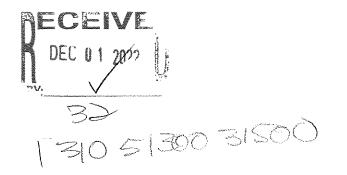
Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3141640 Client Matter No. 10623-1

10100 04		vices – St.	Augustine		Invoic	e No. 3141640 10623-1
Re: Isles o	of Bartram Park CI	DD - Gener	al			
For Professio	nal Legal Services	Rendered				
10/21/22	W. Haber	0.60	141.00	Prepare	fountain	maintenance
10/25/22	K. Jusevitch	0.20	24.00	agreement Review an	nual invoice	e from DEO

TOTAL HOURS

TOTAL FOR SERVICES RENDERED

TOTAL CURRENT AMOUNT DUE



0.80

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

First Choice Aquatics

14289 Denton Rd FL 32226 US +1 9042267031 firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO Isles of Bartram Park C/O GMS,LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 INVOICE # 1706 DATE 12/01/2022 DUE DATE 12/31/2022 TERMS Net 30

\$1,180.00

 SERVICE
 DESCRIPTION
 QTY
 RATE
 AMOUNT

 Lake
 Isles of Bartram Park
 1
 1,180.00
 1,180.00

 Maintenance
 Services rendered are for the month listed above.
 SUBTOTAL
 1,180.00

 Services rendered are for the month listed above.
 SUBTOTAL
 1,180.00

 TAX
 0.00
 0.00

 TOTAL
 1,180.00
 1,180.00

BALANCE DUE

036 DEC LIC MAINT 1320 572., 4(el.,

First Choice Aquatics

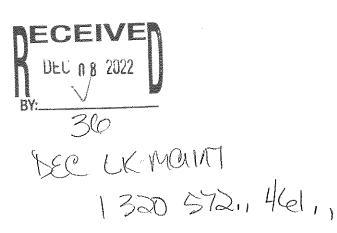
14289 Denton Rd FL 32226 US +1 9042267031 firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO Isles of Bartram Park C/O GMS,LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092

INVOICE # 1709 DATE 12/07/2022 DUE DATE 01/06/2023 TERMS Net 30

SERVICE	DESCRIPTION CALL AND A	QTY	RATE	AMOUNT	:
Fountain Maintenan	Quarterly Fountain Maintnance ce	1	400.00	400.00	
• * * * * * * * * * * * * * * *	SUBTOTAL			400.00	
	TAX			0.00	



BALANCE DUE	\$400.00
TOTAL	400.00
TAX	0.00
SUBTOTAL	400.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

> Invoice #: 107 Invoice Date: 12/1/22 Due Date: 12/1/22 Case: P.O. Number:

Invoice

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

Description	Hours/Qty	Rate	Amount
Aanagement Fees - December 2022 -> 100		4,095.00	4,095.00
Vebsite Administration - December 2022 52(10)		79.17	79.17
nformation Technology - December 2022		116.67	1
Office Supplies		583,33	
ostage		0.42	
Coples tall		7.98 16.80	
Hallstein Harles		10.00	16.80
		.*	
FCEIVEN		•	
<u>Eursell</u>			
DEC UZ 2022			
3V:			
			:
	:		
	Total		\$4,899.37
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$4,899.37

001



4651 Salisbury Rd., Suite 155 Jacksonville, FL 32256 Phone (904) 431-3914

Bill To

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

Invoice #	642736
Account #	723920
Date	3/10/2022
Rep	MAS

Invoice

Invoice Questions: AR@LakeDoctors.com or Update your account information at Customerservice@lake doctors.com

Purch	ase Order Num	ber Terms
		NET 30 DAYS
Description		Amount
Fountain/Aeration System Parts (2/28/2022) Fountain/Aeration-Service Call/Labor		180.00 275.00
For Scheduling Questions- please contact our Jacksonville office at 904-262-5500		
020		
020 1320 572, 463, DEC 2022 DEC 2022 BY:		
Thank you for your business!	Subtotal	\$455.00
Please include your account number and invoice number on your	Sales Ta	x (6.0%) \$0.00
check. Remit payment to: The Lake Doctors, Inc.	Total	\$455.00
LOCKBOX PO BOX 20122 Tompo EL 22622 0122	Payment	ts/Credits \$0.00
Tampa, FL 33622-0122	Balanc	ce Due \$455.00



4651 Salisbury Rd., Suite 155 Jacksonville, FL 32256 Phone (904) 431-3914

Bill To

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

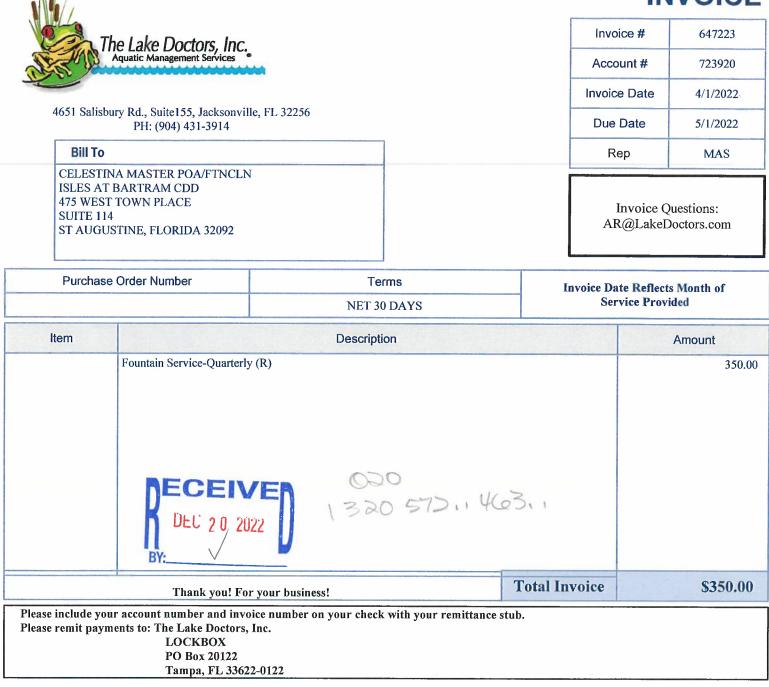
	-
Invoice #	649547
Account #	723920
Date	4/14/2022
Rep	MAS

Invoice

Invoice Questions: AR@LakeDoctors.com or Update your account information at Customerservice@lake doctors.com

	hase Order Number	Terms
		NET 30 DAYS
Description		Amount
Fountain/Aeration System Parts (04/14/2022) Fountain/Aeration-Service Call/Labor	izione as Migidas	90.00 25.00
For Scheduling Questions- please contact our Jacksonville office at 904-262-5500		
1320 572, 463, 1 BECEIVED DEC 20 2022		
BY:		
BY: Thank you for your business!	Subtotal	\$115.00
Thank you for your business! Please include your account number and invoice number on your	Subtotal Sales Tax (6	
Thank you for your business! Please include your account number and invoice number on your check. Remit payment to: The Lake Doctors, Inc.		
Thank you for your business! Please include your account number and invoice number on your check. Remit payment to:	Sales Tax (6	5%) \$0.00 \$115.00

INVOICE



Remittance Stub	Amount Enclosed	Invoice #	647223
		Account #	723920
	Territoria and a second se	Date	4/1/2022
Bill To		L	
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092	Mastercard Card # Card Verification Exp. Date # Print Name	CREDIT CARD, FII	_American Express
For address and contact updates, please email us at customerservice@lakedoctors.com.	Signature		



4651 Salisbury Rd., Suite 155 Jacksonville, FL 32256 Phone (904) 431-3914

Bill To

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

Invoice #	666260
Account #	723920
Date	6/7/2022
Rep	MAS

Invoice

Invoice Questions: AR@LakeDoctors.com or Update your account information at Customerservice@lake doctors.com

	P	urchase Order Number	Terms
			NET 30 DAYS
	Description		Amount
Fountain/Aeration System Parts (05/18 Fountain/Aeration-Service Call/Labor	3/2022)		1,784.00T 525.00T
For Scheduling Questions- please cont	act our Jacksonville office at 904-262-5500		
DEC 2 0 2022	020 1320 572., 463.		
BY: Thank	you for your business!	Subtotal	\$2,309.00
	number and invoice number on you	Sales Tax (6.	5%)
check. Remit payment to: The Lake Doctors, Inc.		Total	\$2,459.09
	LOCKBOX PO BOX 20122 Tampa EL 22622 0122	Payments/Cre	dits \$0.00
	Tampa, FL 33622-0122	Balance D	ue \$2,459.09



4651 Salisbury Rd., Suite 155 Jacksonville, FL 32256 Phone (904) 431-3914

Bill To

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

Invoice #	667196
Account #	723920
Date	6/21/2022
Rep	MAS

Invoice Questions: AR@LakeDoctors.com or Update your account information at Customerservice@lake doctors.com

	Purchase Order Number	Terms
		NET 30 DAYS
Description		Amount
Fountain/Aeration System Parts (06/20/2022) Fountain/Aeration-Service Call/Labor		105.00 225.00
For Scheduling Questions- please contact our Jacksonville office at 904-262-5500		
DEC 20 2022		
BY:		
Thank you for your business!	Subtotal	\$330.00
Please include your account number and invoice number on y	our Sales Tax (6.5%) \$0.00
check. Remit payment to: The Lake Doctors, Inc.	Total	\$330.00
LOCKBOX PO BOX 20122 Tampa EL 22(22,0122	Payments/C	redits \$0.00
Tampa, FL 33622-0122	Balance	Due \$330.00

Invoice



Po Box 20122 Tampa, FL 33622-0122 (904) 262-5500

ADDRESSEE
Please check if address below is incorrect and indicate change on reverse side

CELESTINA MASTER POA JIM OLIVER 200 Business Park Cir St Johns, FL 32259

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD				
VISA MasterGard				
CARD NUMBER	EXP. DATE			

ACCOUNT NUMBER	DATE	BALANCE
721658	10/25/2022	\$200.00

The Lake Doctors Po Box 20122 Tampa, FL 33622-0122

00000000984570010000000154300000002000088

Please Return this portion with your payment

	anser, skado	Invo	pice 1686712	PO #	arepresidente a	
Date	Description		Quantity	Amount	Тах	Total
20 Lunette Co	ourt, St Johns, Fl St.	Augustine, FL 32092				
7/22/2022	Fountain Repair			\$200.00	\$0.00	\$200.00
		020				
		1320 572.	463.			
	CEIVE				Credits	\$0.00
Πυ	EC 2 0 2022				Adjustment	\$0.00
BY:						AMOUNT DUE
						\$200.00

Account# 721658



P.O. Box 9001 St. Augustine, Florida 32085 p: 904 209 2250 f: 904 209 2283 www.sjctax.us

December 14, 2022

Isles of Bartram Park CDD



PONTE VEDRA BEACH EL 32082

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 2022 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 97.68

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

Sincerely,

ST. AUGUSTINE, FL 32084

Dennis W. Hollingswort

ST AUGUSTINE EL 32086

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



SAINT JOHNS FL 32250

Grau and Associates

951 W. Yamato Road, Suite 280 Boca Raton, FL 33431www.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. 23364 Date 12/15/2022 Each 12/22

Project: Arbitrage - Series 2015 FYE 10/31/22

SERVICE

AMOUNT

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$____600.00

DEC 16 2022 0B ARE SE 2015 FVE 10/31/22 R١

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.

	ACCO	UNT NAME	ACCOUNT #	PAGE #
LOCALIQ	Isles of Bartram P	ark CDD c/o GMS LLC	789138	1 of 1
	INVOICE #	BILLING PERIOD	PAYMENT DU	E DATE
FLORIDA	0005096392	Nov 1- Nov 30, 2022	December 20	, 2022
	PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOU	NT DUE
	\$0.00	\$0.00	\$138.7	2
BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIES/ADDRESS CHANGES FEDE		FEDERAL	. ID
	1-877-736-7612 o	r smb@ccc.gannett.com	47-23909	83
Isles Of Bartram Park Cdd C/O Gms Llc Shelby Stephens 475 W. Town PI. St Augustine, FL 32092-3648	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			less). or paid e date

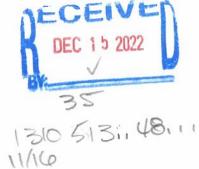
0000789138000000000000050963920001387267171

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number:

Date	Description			Amount
11/1/22	Balance Forward			\$70.72
Package	Advertising:			
Start	End Date Order Number	Description	PO Number	Package Cost
	11/8/22 8008521	Notice of Meeting		\$68.00

11/8/22 8008521

Notice of Meeting



LOCALIQ		ACCOUN	ACCOUNT NAME		PAYMENT DUE DATE	
LUCA	LIG	Isles of Bartram Par	k CDD c/o GMS LLC	Decembe	r 20, 2022	
FLOR		ACCOUNT	NUMBER	INVOICE	NUMBER	
I LOR		789	138	00050	96392	
CURRENT	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$68.00	\$0.00	\$70.72	\$0.00	\$0.00	\$0.00	\$138.72
REMITTANCE ADD	RESS (Include Accou	nt# & Invoice# on check)	TO PA	Y WITH CREDIT CA	RD PLEASE FILL O	UT BELOW:
			VISA	MASTERCARD	DISCOVER [AMEX
CA	Florida Holdings PO Box 63124		Card Number			
Cinc	innati, OH 4526		Exp Date	1	CVV Code	
			Signature		Date –	

0000789138000000000000050963920001387267171

LOCALIQ

FLORIDA

PROOF OF PUBLICATION

Shelby Stephens Shelby Stephens Isles of Bartram Park CDD c/o GMS, LLC 475 W Town PL St Augustine FL 32092-3648

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

11/08/2022

and that the fees charged are legal. Sworn to and subscribed before on 11/08/2022

A A A O Legal Clerk Notary, State of WI, County of Brown

My commision expires Publication Cost: \$68.00 Order No: 8008521

Customer No:

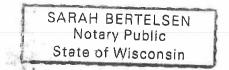
PO #:

of Copies:

THIS IS NOT AN INVOICE!

789138

Please do not use this form for payment remittance.



PO Box 631244 Cincinnati, OH 45263-1244

NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Community Development Park District will be held on Wednesday, November 16, 2022 at 10:00 a.m. at offices of Governmental the Management Services, 475 West Town Place, Suite 114, St. Augus-tine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the of Florida Law provisions for Community Development Districts. Community Development Districts. A copy of the agenda for this meet-ing may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a data time and place to be specified date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

> James Oliver District Manager

> > Page 1 of 1

First Choice Aquatics 14289 Denton Rd FL 32226 US +1 9042267031 firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO Isles of Bartram Park C/O GMS,LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092

INVOICE # 1710 DATE 12/21/2022 DUE DATE 01/20/2023 TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Repair	Pond 1 Fountain: Replaced 1 Light Bulb Pond 2 Fountain: Replaced 2 Light Bulbs Pond 3 Fountain: Replaced 1 Light Bulb Pond 5 Fountain: Replaced 1 Light Bulb	1	350.00	350.00

Isles of Bartram/Celestina	SUBTOTAL	350.00
Light Bulb replacements are \$70.00 each.	TAX	0.00
	TOTAL	350.00
	BALANCE DUE	\$350.00



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INVOICE

