

***ISLES OF BARTRAM PARK***  
***Community Development District***

*May 19, 2023*

# *AGENDA*

# *Isles of Bartram Park*

## *Community Development District*

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

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

May 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, May 19, 2023, at 10:00 a.m.** at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comment
- III. Affidavit of Publication
- IV. Approval of Minutes of the February 17, 2023 Meeting
- V. Acceptance of Fiscal Year 2022 Financial Audit
- VI. Ratification of Resolution 2023-02, Authorizing the Investment of Funds in Local Government Surplus Funds Trust (SBA Account)
- VII. Review of Fiscal Year 2024 Proposed Budget
- VIII. Consideration of Resolution 2023-03, Approving the FY 2024 Proposed Budget & Setting a Public Hearing Date for Adoption
- IX. Consideration of Resolution 2023-04, Adoption of Record Retention Policy
- X. Ratification of Proposal for Fountain Repair with Charles Aquatics
- XI. Other Business
- XII. Staff Reports
  - A. Attorney

- B. Engineer
- C. Manager – Report on Number of Registered Voters
- XIII. Supervisors’ Requests
- XIV. Audience Comments
- XV. Financial Reports
  - A. Balance Sheet as of March 31, 2023, and Statement of Revenues & Expenditures
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
- XVI. Next Scheduled Meeting – August 18, 2023 @ 10:00 a.m. at The Celestina Amenity Center, 35 Mandara Way, St. Johns, FL 32259.
- XVII. Adjournment

*THIRD ORDER OF BUSINESS*

# LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Shelby Stephens  
Shelby Stephens  
Isles of Bartram Park CDD c/o GMS, LLC  
475 W Town PL  
Suite 114  
St Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/11/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/11/2023

Legal Clerk

Notary, State of WI, County of Brown

8.25.20

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## NOTICE 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 will be held on Friday, May 19, 2023 at 11:30 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting 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 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  
Pub: May 11, 2023

*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 Friday, **February 17, 2023** at 10:30 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Scott Forshey-Friedman	Chairman
Joseph Zemel	Vice Chairman
Michael Della Penta	Supervisor
Nancy Brown	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Delton Stuck	Appointed as Supervisor

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 10:30 a.m. Four 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**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

Mr. Oliver stated that they had a general election during 2022 and two residents, Nancy Brown and Joseph Zemel, were elected to fill positions on the Board. He explained that he had already sworn in Ms. Brown and Mr. Zemel after the general election.



**B. Consideration of Candidate to Fill Board Vacancy**

Mr. Oliver stated that Michael Della Penta was present at this meeting and was a Board member. He is considered a carry over Supervisor. No one qualified for the seat, but until that seat is filled Mr. Della Penta is filling that seat. Mr. Oliver asked if the Board had any nominations to appoint a Supervisor to fill that seat. There was a nomination for Delton Stuck to fill the vacant seat.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, Appointing Delton Stuck to the Board of Supervisors, was approved.

**C. Oath of Office for Newly Appointed Supervisor**

Mr. Oliver administered the oath to Mr. Stuck and Mr. Oliver reviewed the Sunshine Law and the Public Records Law. Mr. Haber noted that the Board was subject to Chapter 112, which is the Code of Ethics. He explained that the biggest thing to take away from that was the conflict of interest. Mr. Oliver noted the Form 1 and asked Mr. Stuck was directed to complete it within the next 30 days and provide it directly to the Supervisors of Elections.

**D. Election of Officers, Resolution 2023-01**

Mr. Oliver stated that Florida statutes, Chapter 190, required after each general election that the Board reconstitutes its officers. After brief Board discussion, it was decided to have Scott Forshey-Friedman serve as Chairman, Joseph Zemel serve as Vice Chairman, and the other three Supervisors serve as Assistant Secretaries. Mr. Jim Oliver serves as Treasurer and Secretary and other various members of GMS serve as Assistant Treasurers and Assistant Secretaries.

On MOTION by Ms. Brown, seconded by Mr. Forshey-Friedman, with all in favor, the Resolution 2023-01, Election of Officers with Scott Forshey-Friedman Serving as Chairman, Joseph Zemel Serving as Vice Chairman, and the other three Supervisors Serving as Assistant Secretaries, Jim Oliver serving as Treasurer and Secretary, and other Various Members of GMS to Serve as Assistant Treasurers and Assistant Secretaries, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 16, 2022 Meeting**

Mr. Oliver presented the minutes of the November 16, 2022 meeting and asked if there were any additions, corrections, or deletions. The Board had no changes.

On MOTION by Mr. Forshey-Friedman seconded by Ms. Brown, with all in favor, the Minutes of the November 16, 2022 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2024 Budget Process**

Mr. Oliver stated that at their next meeting on May 17, 2023, they will have a proposed budget. He explained that Florida statute requires the Board to approve a proposed budget by June 30<sup>th</sup> of each year. Then they refine the budget and have a public hearing no sooner than 60 days after that. He noted that right now, it looked like they would have their adoption hearing on August 16, 2023. At the August 16, 2023 meeting, they would have a public hearing. After the public hearing, the Board will adopt a budget. Then, once the budget is adopted, they take that assessment roll and send the information to the tax collector and the assessments are collected on the tax bill that goes out on November 1, 2023. He explained that he didn't know exactly what the budget looked like other than the fact that they must deal with the same inflationary factors that they have been dealing with over the last year. He noted that there were no longer developer subsidies involved with this District and they were fully self-supporting now. Finally, he noted that at some point they were going to have to start building their capital reserves also.

Mr. Zemel asked if the May meeting could be moved to a Friday instead of a Wednesday. After brief Board discussion, it was decided to set the May meeting date for Friday May 19, 2023 at 10:00 a.m.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber stated that their office monitors the legislative session in Tallahassee and one of the bills that they have seen proposed is contemplating putting training obligations on CDD Board

members. He explained that this has happened in the past and the bill did not pass, and they didn't know if it was going to pass at this session. He stated that they would let them know what they needed to do to fulfill those obligations. He also noted that the other bill that they see being processed that they think may have an impact on the CDDs deals with sovereign immunity. The CDD is entitled to sovereign immunity limitations, which means if they get sued for tort and the lawsuit is successful, there are limits on the dollar amount that the CDD would need to pay. The legislature is considering increasing those limits. He noted that they would be monitoring this and would keep the Board updated.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. Oliver stated that he had nothing to report, and he looked forward to working with this Board.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Zemel asked to get a map of the CDD's boundaries to further educate himself on the specific areas. Ms. Brown asked if the pond map could be added to the website. Mr. Forshey-Friedman responded that he would send a document.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of December 31, 2022 and Statement of Revenues & Expenditures**

Mr. Oliver stated that this fiscal year was October 1<sup>st</sup> through September 30<sup>th</sup>. There are no unusual appearances on the income statement.

**B. Assessment Receipt Schedule**

Mr. Oliver noted that they were at 94% on the assessment receipt schedule, which doesn't include any February distributions from the tax collector's office. They will be fully collected as they are each year.

**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 Mr. Forshey-Friedman seconded by Mr. Zemel, with all in favor, the Check Register, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 19, 2023 @ 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 May 19, 2023 at 10:00 a.m. at the offices of GMS.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

*FIFTH ORDER OF BUSINESS*

**ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA**

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**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Isles of Bartram Park Community Development District  
St. Johns County, Florida

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 6, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 6, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,455,017).
- The change in the District's total net position in comparison with the prior fiscal year was \$168,664, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,011,175, a decrease of (\$47,011) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaids, assigned for subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Assets, excluding capital assets	\$ 1,028,129	\$ 1,061,624
Capital assets, net of depreciation	6,512,367	6,638,113
Total assets	<u>7,540,496</u>	<u>7,699,737</u>
Liabilities, excluding long-term liabilities	235,584	228,150
Long-term liabilities	10,759,929	11,095,268
Total liabilities	<u>10,995,513</u>	<u>11,323,418</u>
Net Position		
Net investment in capital assets	(4,247,562)	(4,457,155)
Restricted	704,830	783,678
Unrestricted	87,715	49,796
Total net position	<u>\$ (3,455,017)</u>	<u>\$ (3,623,681)</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,020,265	\$ 1,013,414
Operating grants and contributions	19,531	83
Total revenues	<u>1,039,796</u>	<u>1,013,497</u>
Expenses:		
General government	105,489	92,093
Maintenance and operations	237,530	244,026
Interest on long-term debt	528,113	540,105
Total expenses	<u>871,132</u>	<u>876,224</u>
Change in net position	<u>168,664</u>	<u>137,273</u>
Net position - beginning	<u>(3,623,681)</u>	<u>(3,760,954)</u>
Net position - ending	<u>\$ (3,455,017)</u>	<u>\$ (3,623,681)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$871,132. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$7,141,097 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$628,730 has been taken, which resulted in a net book value of \$6,512,367. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$10,750,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District expects to increase assessments for the subsequent year to provide funds for future anticipated capital reserve expenditures.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Isles of Bartram Park Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 91,796
Assessments receivable	9,926
Due from Developer	900
Prepays	9,693
Restricted assets:	
Investments	915,814
Capital assets:	
Nondepreciable	3,887,234
Depreciable, net	2,625,133
Total assets	7,540,496
<b>LIABILITIES</b>	
Accounts payable	16,954
Accrued interest payable	218,630
Non-current liabilities:	
Due within one year	225,000
Due in more than one year	10,534,929
Total liabilities	10,995,513
<b>NET POSITION</b>	
Net investment in capital assets	(4,247,562)
Restricted for debt service	704,830
Unrestricted	87,715
Total net position	\$ (3,455,017)

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 105,489	\$ 105,489	\$ 15,410	\$ 15,410
Maintenance and operations	237,530	134,293	-	(103,237)
Interest on long-term debt	528,113	780,483	4,121	256,491
Total governmental activities	871,132	1,020,265	19,531	168,664
		Change in net position		168,664
		Net position - beginning		(3,623,681)
		Net position - ending		\$ (3,455,017)

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 91,796	\$ -	\$ 91,796
Investments	-	915,814	915,814
Assessments receivable	9,926	-	9,926
Due from Developer	900	-	900
Due from other funds	-	7,646	7,646
Prepays	9,693	-	9,693
Total assets	\$ 112,315	\$ 923,460	\$ 1,035,775
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 16,954	\$ -	\$ 16,954
Due to other funds	7,646	-	7,646
Total liabilities	24,600	-	24,600
Fund balances:			
Nonspendable:			
Prepays	9,693	-	9,693
Restricted for:			
Debt service	-	923,460	923,460
Assigned to:			
Subsequent year's expenditures	1,746	-	1,746
Unassigned	76,276	-	76,276
Total fund balances	87,715	923,460	1,011,175
Total liabilities and fund balances	\$ 112,315	\$ 923,460	\$ 1,035,775

See notes to the financial statements



**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 1,011,175

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	7,141,097	
Accumulated depreciation	<u>(628,730)</u>	6,512,367

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(218,630)	
Bonds payable, net of premiums/discounts	<u>(10,759,929)</u>	(10,978,559)

Net position of governmental activities		<u>\$ (3,455,017)</u>
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See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 239,782	\$ 780,483	\$ 1,020,265
Developer contributions	15,410	-	15,410
Interest	-	4,121	4,121
Total revenues	255,192	784,604	1,039,796
<b>EXPENDITURES</b>			
Current:			
General government	105,489	-	105,489
Maintenance and operations	111,784	-	111,784
Debt Service:			
Principal	-	335,000	335,000
Interest	-	534,534	534,534
Total expenditures	217,273	869,534	1,086,807
Excess (deficiency) of revenues over (under) expenditures	37,919	(84,930)	(47,011)
Fund balances - beginning	49,796	1,008,390	1,058,186
Fund balances - ending	\$ 87,715	\$ 923,460	\$ 1,011,175

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	(47,011)
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(125,746)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		335,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		6,082
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		339
Change in net position of governmental activities	\$	<u>168,664</u>

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Isles of Bartram Park Community Development District ("District") was established by Ordinance 2006-157 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, four of the Board members are affiliated with Lennar Homes (the "Developer") and one supervisor is a resident appointed to fill a vacant general election seat and is not affiliated with the Developer. Subsequent to the general election in November 2022, the Board was comprised of three qualified electors, as such term is defined in Chapter 190, Florida Statutes, and two Board members who were affiliated with Lennar Homes. However, as contemplated by Section 190.006(3)(b), it is anticipated that the seat filled by one of the Lennar-affiliated Board members will be declared vacant and filled with a qualified elector.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - drainage	30
Infrastructure - entry features	15

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Investment Treasury 1 695	\$ 915,814	N/A	N/A
	<u>\$ 915,814</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.



#### NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

##### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

#### NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2022 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 7,646
Debt service	7,646	-
	<u>\$ 7,646</u>	<u>\$ 7,646</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land Improvements	\$ 3,887,234	\$ -	\$ -	\$ 3,887,234
Total capital assets, not being depreciated	<u>3,887,234</u>	<u>-</u>	<u>-</u>	<u>3,887,234</u>
Capital assets, being depreciated				
Infrastructure - drainage	2,735,356	-	-	2,735,356
Infrastructure - entry features	518,507	-	-	518,507
Total capital assets, being depreciated	<u>3,253,863</u>	<u>-</u>	<u>-</u>	<u>3,253,863</u>
Less accumulated depreciation for:				
Infrastructure - drainage	(364,716)	(91,179)	-	(455,895)
Infrastructure - entry features	(138,268)	(34,567)	-	(172,835)
Total accumulated depreciation	<u>(502,984)</u>	<u>(125,746)</u>	<u>-</u>	<u>(628,730)</u>
Total capital assets, being depreciated, net	<u>2,750,879</u>	<u>(125,746)</u>	<u>-</u>	<u>2,625,133</u>
Governmental activities capital assets, net	<u>\$ 6,638,113</u>	<u>\$ (125,746)</u>	<u>\$ -</u>	<u>\$ 6,512,367</u>

Depreciation was charged to maintenance and operations.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2015

On November 5, 2015, the District issued \$6,725,000 of Special Assessment Bonds, Series 2015 consisting of \$1,300,000 Term Bonds Series 2015 due November 1, 2025 with a fixed interest rate of 4.375%, \$2,060,000 Term Bonds Series 2015 due November 1, 2035 with a fixed interest rate of 5.000%, and \$3,365,000 Term Bonds Series 2015 due November 1, 2045 with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$105,000 of the Series 2015 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

### Series 2017

On August 16, 2017, the District issued \$5,345,000 of Special Assessment Bonds, Series 2017 consisting of \$450,000 Term Bonds due November 1, 2022 with a fixed interest rate of 3.5%, \$600,000 Term Bonds due November 1, 2027 with a fixed interest rate of 4%, \$1,655,000 Term Bonds due November 1, 2037 with a fixed interest rate of 4.625%, and \$2,640,000 Term Bonds due November 1, 2047 with a fixed interest rate of 5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2018 through November 1, 2047.

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Series 2017 (Continued)

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$15,000 of the Series 2017 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 6,030,000	\$ -	\$ 220,000	\$ 5,810,000	\$ 120,000
Less: original issue discount	42,468	-	1,770	40,698	-
Series 2017	5,055,000	-	115,000	4,940,000	105,000
Plus: original issue premium	52,736	-	2,109	50,627	-
Total	<u>\$ 11,095,268</u>	<u>\$ -</u>	<u>\$ 335,339</u>	<u>\$ 10,759,929</u>	<u>\$ 225,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 225,000	\$ 520,249	\$ 745,249
2024	240,000	510,743	750,743
2025	250,000	500,447	750,447
2026	260,000	489,731	749,731
2027	280,000	477,868	757,868
2028-2032	1,615,000	2,173,460	3,788,460
2033-2037	2,050,000	1,731,151	3,781,151
2038-2042	2,610,000	1,157,721	3,767,721
2043-2047	2,900,000	419,888	3,319,888
2048	320,000	8,000	328,000
Total	<u>\$ 10,750,000</u>	<u>\$ 7,989,258</u>	<u>\$ 18,739,258</u>

## NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

## NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amount Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 237,023	\$ 239,782	\$ 2,759
Developer contributions	-	15,410	15,410
Total revenues	237,023	255,192	18,169
<b>EXPENDITURES</b>			
Current:			
General government	108,423	105,489	2,934
Maintenance and operations	128,600	111,784	16,816
Total expenditures	237,023	217,273	19,750
Excess (deficiency) of revenues over (under) expenditures	\$ -	37,919	\$ 37,919
Fund balance - beginning		49,796	
Fund balance - ending		\$ 87,715	

See notes to required supplementary information

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<b>Element</b>	<b>Comments</b>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	5
Employee compensation FYE 9/30/22 (paid/accrued)	\$3,324.60
Independent contractor compensation for FYE 9/30/22	\$197,524.87
Construction projects to begin on or after October 1, (\$65,000)	None
Budget variance report	See page 22 of the annual financial report
Non Ad valorem special assessments:	
Special assessment rate FYE 9/30/22	Operation and Maintenance                      \$397.08
	Debt Service Series 2015                      \$1,204.89 - \$1,571.78
	Debt Service Series 2017                      \$1,165.41 - \$1,571.60
Special assessment collected FYE 9/30/22	O&M                      \$247,428.00
	Debt Service Series 2015                      \$430,638.00
	Debt Service Series 2017                      \$342,199.00
Outstanding Bonds:	
Series 2015 due November 1, 2045, see Note 6 for details	\$5,810,000.00
Series 2017 due November 1, 2047 , see Note 6 for details	\$4,940,000.00



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Isles of Bartram Park Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 6, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 6, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Isles of Bartram Park Community Development District  
St. Johns County, Florida

We have examined Isles of Bartram Park Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Isles of Bartram Park Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

April 6, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Isles of Bartram Park Community Development District  
St. Johns County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated April 6, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 6, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Isles of Bartram Park Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Isles of Bartram Park Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 6, 2023

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF  
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
AUTHORIZING INVESTMENT OF FUNDS IN THE LOCAL  
GOVERNMENT SURPLUS FUNDS TRUST FUND**

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

**WHEREAS**, the District from time to time has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

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


**SECTION 1.** That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of the District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.


**SECTION 2.** That this Authorization shall be continuing in nature until revoked by Wilford Preserve Community Development District.

**PASSED AND ADOPTED** this 1st day of March, 2023.

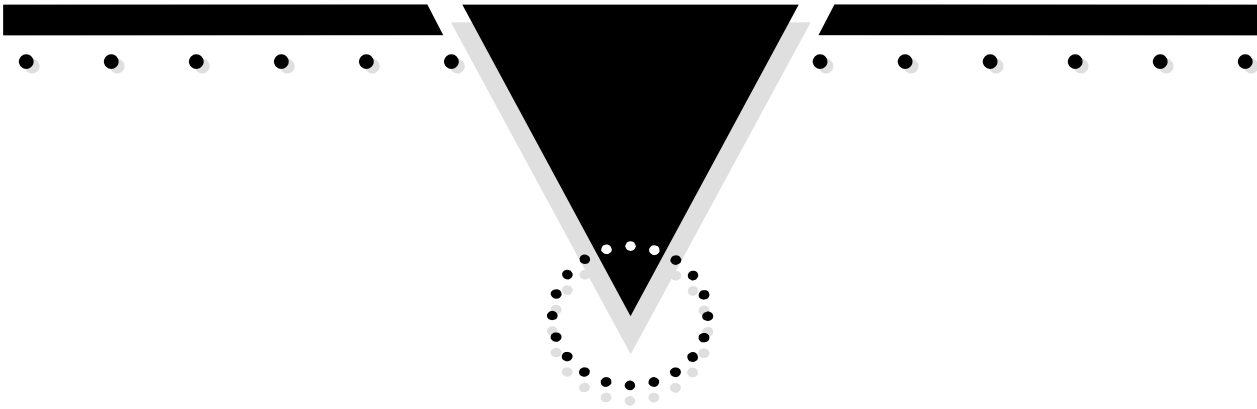
ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
  
D1BA5E5E7410410...  
Secretary/Assistant Secretary

DocuSigned by:  
  
2E930A94D47F4F7...  
Chairperson

*SEVENTH ORDER OF BUSINESS*



*Isles of Bartram Park  
Community Development District*

*Proposed Budget*

*FY 2024*

*May 19, 2023*





*Isles of Bartram Park*  
*Community Development District*  
GENERAL FUND BUDGET

**GENERAL FUND BUDGET**

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

# Isles of Bartram Park

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual YTD 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
<b>Revenues</b>					
Assessments	\$287,023	\$280,678	\$6,336	\$287,013	\$287,013
Carryforward Surplus	\$1,746	\$0	\$0	\$0	\$2,775
<b>Total Revenues</b>	<b>\$288,769</b>	<b>\$280,678</b>	<b>\$6,336</b>	<b>\$287,013</b>	<b>\$289,788</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisors Fees	\$4,000	\$2,000	\$2,000	\$4,000	\$4,000
FICA	\$306	\$153	\$153	\$306	\$306
Engineering	\$6,000	\$0	\$3,000	\$3,000	\$6,000
Dissemination	\$7,000	\$3,500	\$3,500	\$7,000	\$7,420
Arbitrage	\$1,200	\$600	\$600	\$1,200	\$1,200
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Attorney	\$10,000	\$2,732	\$2,732	\$5,464	\$10,000
Annual Audit	\$3,900	\$3,900	\$0	\$3,900	\$4,000
Trustee Fees	\$8,000	\$4,000	\$3,333	\$7,333	\$8,000
Management Fees	\$49,140	\$24,570	\$24,570	\$49,140	\$51,597
Information Technology	\$1,400	\$700	\$700	\$1,400	\$1,600
Website Maintenance	\$950	\$475	\$475	\$950	\$1,075
Telephone	\$150	\$12	\$50	\$62	\$150
Postage	\$500	\$151	\$400	\$551	\$500
Insurance	\$10,748	\$9,693	\$0	\$9,693	\$11,147
Printing & Binding	\$1,300	\$80	\$720	\$800	\$1,000
Legal Advertising	\$1,400	\$207	\$876	\$1,083	\$1,265
Other Current Charges	\$900	\$420	\$563	\$983	\$1,000
Office Supplies	\$200	\$2	\$23	\$25	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$112,269</b>	<b>\$58,369</b>	<b>\$43,696</b>	<b>\$102,064</b>	<b>\$115,935</b>
<b>Field</b>					
Landscape Maintenance (Yellowstone)	\$57,800	\$19,069	\$37,048	\$56,117	\$60,553
Lake Maintenance (First Choice Aquatics)	\$25,800	\$9,150	\$11,880	\$21,030	\$25,800
Waterfall/Entry Pond Maintenance	\$8,500	\$5,150	\$4,333	\$9,483	\$13,500
Lake Fountains Maintenance (First Coast Aquatics)	\$11,400	\$1,808	\$0	\$1,808	\$5,000
Management	\$6,000	\$3,000	\$3,000	\$6,000	\$6,000
Utilities	\$15,000	\$1,202	\$8,153	\$9,355	\$11,000
General Maintenance	\$2,000	\$1,954	\$0	\$1,954	\$2,000
Capital Reserve Fund	\$50,000	\$0	\$50,000	\$50,000	\$50,000
<b>Total Field</b>	<b>\$176,500</b>	<b>\$41,334</b>	<b>\$114,414</b>	<b>\$155,748</b>	<b>\$173,853</b>
<b>Total Expenditures</b>	<b>\$288,769</b>	<b>\$99,703</b>	<b>\$158,109</b>	<b>\$257,812</b>	<b>\$289,788</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$180,975</b>	<b>(\$151,773)</b>	<b>\$29,201</b>	<b>\$0</b>

DESCRIPTION	Units	FY 2023	FY 2024	Gross Per Unit Increase	FY 2023	FY 2024
		Gross Per Unit	Gross Per Unit		Gross Assesment	Gross Assesment
Gross Assesment - Tax Collector	635	\$481	\$481	(\$0)	\$305,344	\$305,333
Less: Discounts & Collections (6%)					(\$18,321)	(\$18,320)
Net Assesment - Tax Collector				(\$0)	\$287,023	\$287,013

# *Isles of Bartram Park*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### **REVENUES:**

#### *Assessments*

The District will levy a non-ad-valorem maintenance assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

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### **EXPENDITURES:**

#### **Administrative:**

##### *Supervisors Fees*

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

##### *FICA Expense*

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

##### *Engineering*

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

##### *Dissemination Fees*

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

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

##### *Arbitrage*

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

##### *Assessment Roll*

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

*Isles of Bartram Park*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2024

Attorney

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

Annual Audit

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

Trustee Fees

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

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

*Isles of Bartram Park*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2024

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

**Field:**

Landscape Maintenance

The District has contracted with a Yellowstone Landscape to provide landscaping and irrigation maintenance services to all the common areas within the District. Other services include annual and plant rotation and mulch installation.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	\$ 2,832	\$ 33,985
Other Services	\$ 2,067	\$ 24,804
Contingency	\$ 147	\$ 1,763
	\$ 5,046	\$ 60,553

Lake Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Lake Maintenance	\$ 1,180	\$ 14,160
Triploid Grass Carp	\$ -	\$ 4,800
Contingency	\$ 570	\$ 6,840
Total	\$ 1,750	\$ 25,800

Waterfall/Pond Entry Maintenance

The District has contracted with Innovative Fountain Services to provide maintenance services to waterfalls and pond at community entrance.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Innovative Fountain Services	\$ 371	\$ 4,453
Crystal Clean	\$ 450	\$ 5,400
Contingency	\$ 304	\$ 3,647
	\$ 1,125	\$ 13,500

*Isles of Bartram Park*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2024

Lake Fountains Maintenance

The District has contracted with First Choice Aquatics to provide fountain maintenance for the four fountains within the District.

<u>Contract</u>	<u>Quarterly</u>	<u>Annual</u>
First Coast Aquatics	\$ 400	\$ 1,600
<u>Contingency</u>	\$ 850	\$ 3,400
	\$ 1,250	\$ 5,000

Management Company

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

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

Utilities

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

General Maintenance

Estimated cost for general maintenance services of the district.

Capital Reserve Fund

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities.

**Isles of Bartram Park**  
Community Development District

*Debt Service Fund*  
*Series 2015*

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 3/31/23</i>	<i>Projected Next 6 Months</i>	<i>Total Projected 9/30/23</i>	<i>Proposed Budget FY 2024</i>
<b>Revenues</b>					
<i>Assessments</i>	\$429,732	\$420,246	\$9,486	\$429,732	\$429,732
<i>Interest Income</i>	\$1,400	\$5,769	\$10,000	\$15,769	\$7,500
<i>Carry Forward Surplus*</i>	\$290,112	\$295,087	\$0	\$295,087	\$321,894
<b>Total Revenues</b>	<b>\$721,244</b>	<b>\$721,102</b>	<b>\$19,486</b>	<b>\$740,588</b>	<b>\$759,127</b>
<b>Expenditures</b>					
<i>Series 2015</i>					
<i>Interest - 11/01</i>	\$145,659	\$145,659	\$0	\$145,659	\$142,778
<i>Principal - 11/01</i>	\$120,000	\$120,000	\$0	\$120,000	\$130,000
<i>Prepayment - 11/01</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest - 05/01</i>	\$143,034	\$0	\$143,034	\$143,034	\$139,934
<i>Prepayment - 05/01</i>	\$0	\$0	\$5,000	\$5,000	\$0
<b>Total Expenditures</b>	<b>\$408,694</b>	<b>\$270,659</b>	<b>\$148,034</b>	<b>\$418,694</b>	<b>\$412,713</b>
<b>Excess Revenues</b>	<b>\$312,550</b>	<b>\$450,442</b>	<b>(\$128,548)</b>	<b>\$321,894</b>	<b>\$346,414</b>

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

<i>11/1/24 Interest</i>	\$139,934
<i>11/1/24 Principal</i>	\$135,000
	<b>\$274,934</b>

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	126	\$1,205	\$151,816
73'	106	\$1,388	\$147,163
83'	88	\$1,458	\$128,319
90'	19	\$1,572	\$29,864
<b>Total</b>	<b>339</b>		<b>\$457,162</b>
Less: Discounts & Collections (6%)			\$27,430
<b>Net Annual Assesment</b>			<b>\$429,732</b>

***Isles of Bartram Park***  
***Community Development District***

***Amortization Schedule***  
***Series 2015, Special Assessment Bonds***

***(Term Bonds Due Combined)***

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/23	\$ 5,680,000	\$ 130,000	\$ 142,778	\$ 272,778
5/1/24	\$ 5,550,000	\$ -	\$ 139,934	\$ -
11/1/24	\$ 5,550,000	\$ 135,000	\$ 139,934	\$ 414,869
5/1/25	\$ 5,415,000	\$ -	\$ 136,981	\$ -
11/1/25	\$ 5,415,000	\$ 140,000	\$ 136,981	\$ 413,963
5/1/26	\$ 5,275,000	\$ -	\$ 133,919	\$ -
11/1/26	\$ 5,275,000	\$ 160,000	\$ 133,919	\$ 427,838
5/1/27	\$ 5,115,000	\$ -	\$ 129,919	\$ -
11/1/27	\$ 5,115,000	\$ 165,000	\$ 129,919	\$ 424,838
5/1/28	\$ 4,950,000	\$ -	\$ 125,794	\$ -
11/1/28	\$ 4,950,000	\$ 175,000	\$ 125,794	\$ 426,588
5/1/29	\$ 4,775,000	\$ -	\$ 121,419	\$ -
11/1/29	\$ 4,775,000	\$ 185,000	\$ 121,419	\$ 427,838
5/1/30	\$ 4,590,000	\$ -	\$ 116,794	\$ -
11/1/30	\$ 4,590,000	\$ 195,000	\$ 116,794	\$ 428,588
5/1/31	\$ 4,395,000	\$ -	\$ 111,919	\$ -
11/1/31	\$ 4,395,000	\$ 205,000	\$ 111,919	\$ 428,838
5/1/32	\$ 4,190,000	\$ -	\$ 106,794	\$ -
11/1/32	\$ 4,190,000	\$ 215,000	\$ 106,794	\$ 428,588
5/1/33	\$ 3,975,000	\$ -	\$ 101,419	\$ -
11/1/33	\$ 3,975,000	\$ 225,000	\$ 101,419	\$ 427,838
5/1/34	\$ 3,750,000	\$ -	\$ 95,794	\$ -
11/1/34	\$ 3,750,000	\$ 235,000	\$ 95,794	\$ 426,588
5/1/35	\$ 3,515,000	\$ -	\$ 89,919	\$ -
11/1/35	\$ 3,515,000	\$ 245,000	\$ 89,919	\$ 424,838



***Isles of Bartram Park***  
***Community Development District***

***Amortization Schedule***  
***Series 2015, Special Assessment Bonds***

***(Term Bonds Due Combined)***

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/36	\$3,270,000	\$ -	\$ 83,794	\$ -
11/1/36	\$3,270,000	\$ 260,000	\$ 83,794	\$ 427,588
5/1/37	\$3,010,000	\$ -	\$ 77,131	\$ -
11/1/37	\$3,010,000	\$ 275,000	\$ 77,131	\$ 429,263
5/1/38	\$2,735,000	\$ -	\$ 70,084	\$ -
11/1/38	\$2,735,000	\$ 285,000	\$ 70,084	\$ 425,169
5/1/39	\$2,450,000	\$ -	\$ 62,781	\$ -
11/1/39	\$2,450,000	\$ 300,000	\$ 62,781	\$ 425,563
5/1/40	\$2,150,000	\$ -	\$ 55,094	\$ -
11/1/40	\$2,150,000	\$ 315,000	\$ 55,094	\$ 425,188
5/1/41	\$1,835,000	\$ -	\$ 47,022	\$ -
11/1/41	\$1,835,000	\$ 330,000	\$ 47,022	\$ 424,044
5/1/42	\$1,505,000	\$ -	\$ 38,566	\$ -
11/1/42	\$1,505,000	\$ 350,000	\$ 38,566	\$ 427,131
5/1/43	\$1,155,000	\$ -	\$ 29,597	\$ -
11/1/43	\$1,155,000	\$ 365,000	\$ 29,597	\$ 424,194
5/1/44	\$ 790,000	\$ -	\$ 20,244	\$ -
11/1/44	\$ 790,000	\$ 385,000	\$ 20,244	\$ 425,488
5/1/45	\$ 405,000	\$ -	\$ 10,378	\$ -
11/1/45	\$ 405,000	\$ 405,000	\$ 10,378	\$ 425,756
<b>Totals</b>		<b>\$5,680,000</b>	<b>\$3,953,366</b>	<b>\$ 9,633,366</b>

**Isles of Bartram Park**  
Community Development District

*Debt Service Fund*  
*Series 2017*

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 3/31/23</i>	<i>Projected Next 6 Months</i>	<i>Total Projected 9/30/23</i>	<i>Proposed Budget FY 2024</i>
<b>Revenues</b>					
<i>Assessments</i>	\$341,479	\$356,946	\$8,058	\$365,003	\$364,728
<i>Interest Income</i>	\$1,000	\$4,466	\$9,000	\$13,466	\$6,800
<i>Carry Forward Surplus*</i>	\$234,660	\$239,185	\$0	\$239,185	\$271,098
<b>Total Revenues</b>	<b>\$577,139</b>	<b>\$600,597</b>	<b>\$17,058</b>	<b>\$617,655</b>	<b>\$642,626</b>
<b>Expenditures</b>					
<i>Series 2017</i>					
<i>Interest - 11/01</i>	\$116,697	\$116,697	\$0	\$116,697	\$114,634
<i>Principal - 11/01</i>	\$105,000	\$105,000	\$0	\$105,000	\$110,000
<i>Prepayment - 11/01</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest - 05/01</i>	\$114,859	\$0	\$114,859	\$114,859	\$112,434
<i>Prepayment - 05/01</i>	\$0	\$0	\$5,000	\$5,000	\$0
<b>Total Expenditures</b>	<b>\$336,556</b>	<b>\$226,697</b>	<b>\$119,859</b>	<b>\$346,556</b>	<b>\$337,069</b>
<b>Excess Revenues</b>	<b>\$240,583</b>	<b>\$373,900</b>	<b>(\$102,802)</b>	<b>\$271,098</b>	<b>\$305,558</b>

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

<i>11/1/24 Interest</i>	\$112,434
<i>11/1/24 Principal</i>	\$115,000
	<b>\$227,434</b>

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	90	\$1,205	\$108,440
73'	91	\$1,389	\$126,388
83'	87	\$1,458	\$126,848
83'	1	\$1,165	\$1,165
90'	16	\$1,572	\$25,146
<b>Total</b>	<b>285</b>		<b>\$387,987</b>
Less: Discounts & Collections (6%)			\$23,259
<b>Net Annual Assesment</b>			<b>\$364,728</b>

***Isles of Bartram Park***  
***Community Development District***

***Amortization Schedule***  
***Series 2017, Special Assessment Bonds***

***(Term Bonds Due Combined)***

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/23	\$4,825,000	\$ 110,000	\$ 114,634	\$ 224,634
5/1/24	\$4,715,000		\$ 112,434	\$ -
11/1/24	\$4,715,000	\$ 115,000	\$ 112,434	\$ 339,869
5/1/25	\$4,600,000		\$ 110,134	\$ -
11/1/25	\$4,600,000	\$ 115,000	\$ 110,134	\$ 335,269
5/1/26	\$4,485,000		\$ 107,834	\$ -
11/1/26	\$4,485,000	\$ 120,000	\$ 107,834	\$ 335,669
5/1/27	\$4,365,000		\$ 105,434	\$ -
11/1/27	\$4,365,000	\$ 125,000	\$ 105,434	\$ 335,869
5/1/28	\$4,240,000		\$ 102,934	\$ -
11/1/28	\$4,240,000	\$ 130,000	\$ 102,934	\$ 335,869
5/1/29	\$4,110,000		\$ 99,928	\$ -
11/1/29	\$4,110,000	\$ 140,000	\$ 99,928	\$ 339,856
5/1/30	\$3,970,000		\$ 96,691	\$ -
11/1/30	\$3,970,000	\$ 145,000	\$ 96,691	\$ 338,381
5/1/31	\$3,825,000		\$ 93,338	\$ -
11/1/31	\$3,825,000	\$ 150,000	\$ 93,338	\$ 336,675
5/1/32	\$3,675,000		\$ 89,869	\$ -
11/1/32	\$3,675,000	\$ 160,000	\$ 89,869	\$ 339,738
5/1/33	\$3,515,000		\$ 86,169	\$ -
11/1/33	\$3,515,000	\$ 165,000	\$ 86,169	\$ 337,338
5/1/34	\$3,350,000		\$ 82,353	\$ -
11/1/34	\$3,350,000	\$ 175,000	\$ 82,353	\$ 339,706
5/1/35	\$3,175,000		\$ 78,306	\$ -
11/1/35	\$3,175,000	\$ 180,000	\$ 78,306	\$ 336,613

***Isles of Bartram Park***  
***Community Development District***

***Amortization Schedule***  
***Series 2017, Special Assessment Bonds***

***(Term Bonds Due Combined)***

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/36	\$2,995,000		\$ 74,144	\$ -
11/1/36	\$2,995,000	\$ 190,000	\$ 74,144	\$ 338,288
5/1/37	\$2,805,000		\$ 69,750	\$ -
11/1/37	\$2,805,000	\$ 200,000	\$ 69,750	\$ 339,500
5/1/38	\$2,605,000		\$ 65,125	\$ -
11/1/38	\$2,605,000	\$ 205,000	\$ 65,125	\$ 335,250
5/1/39	\$2,400,000		\$ 60,000	\$ -
11/1/39	\$2,400,000	\$ 220,000	\$ 60,000	\$ 340,000
5/1/40	\$2,180,000		\$ 54,500	\$ -
11/1/40	\$2,180,000	\$ 230,000	\$ 54,500	\$ 339,000
5/1/41	\$1,950,000		\$ 48,750	\$ -
11/1/41	\$1,950,000	\$ 240,000	\$ 48,750	\$ 337,500
5/1/42	\$1,710,000		\$ 42,750	\$ -
11/1/42	\$1,710,000	\$ 250,000	\$ 42,750	\$ 335,500
5/1/43	\$1,460,000		\$ 36,500	\$ -
11/1/43	\$1,460,000	\$ 265,000	\$ 36,500	\$ 338,000
5/1/44	\$1,195,000		\$ 29,875	\$ -
11/1/44	\$1,195,000	\$ 280,000	\$ 29,875	\$ 339,750
5/1/45	\$ 915,000		\$ 22,875	\$ -
11/1/45	\$ 915,000	\$ 290,000	\$ 22,875	\$ 335,750
5/1/46	\$ 625,000		\$ 15,625	\$ -
11/1/46	\$ 625,000	\$ 305,000	\$ 15,625	\$ 336,250
5/1/47	\$ 320,000		\$ 8,000	\$ -
11/1/47	\$ 320,000	\$ 320,000	\$ 8,000	\$ 336,000
<b>Totals</b>		<b>\$4,825,000</b>	<b>\$3,501,272</b>	<b>\$ 8,326,272</b>

*EIGHTH ORDER OF BUSINESS*

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 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, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); 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 2023/2024 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: \_\_\_\_\_, 2023

HOUR: \_\_\_\_\_

LOCATION: Celestina Amenity Center  
35 Mandara Way  
St. Johns, Florida 32259

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** 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 2023.**

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

*NINTH ORDER OF BUSINESS*



MEMORANDUM

TO: ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS

FROM: WESLEY S. HABER

DATE: MARCH 1, 2023

RE: PUBLIC RECORDS RETENTION

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The purpose of this memorandum and attached resolutions are to update and/or establish the District's Records Retention Policy, including to reflect management of transitory messages and establishment that the electronic record is considered the official record.

The District essentially has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time, with the exception of Transitory Messages. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.

# **OPTION 1**

**RESOLUTION 2023-[ ]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

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

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or

the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record

and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

**SECTION 5.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** District Amendments to General Records Schedules Established by the Division

## **Exhibit A**

### **District Amendments to General Records Schedules established by the Division**

#### **ADVERTISEMENTS: LEGAL (Item #25)**

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **AUDITS: INDEPENDENT (Item #56)**

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: DETAIL (Item #340)**

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: SUMMARY (Item #341)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **INCIDENT REPORT FILES (Item #241)**

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

#### **MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)**

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

#### **PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)**

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

#### **REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)**

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

# **OPTION 2**

**RESOLUTION 2023-[ ]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

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

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or



the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the District's development of electronic record keeping systems.
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall only retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with *the General Records Schedule for State and Local Government Agencies, Item #146*, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action

of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

**SECTION 5.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Composite Exhibit A:** General Records Schedules, GS1-SL and GS3

**Composite Exhibit A**

**General Records Schedules Established by the Division (GS1-SL and GS3)**

*[attach, if Option 2 adopted]*

*TENTH ORDER OF BUSINESS*



This agreement dated \_\_\_\_\_, is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Celestina HOA c/o Daniel Thomas – First Choice Aquatics

Address \_\_\_\_\_

City \_\_\_\_\_ State FL Zip \_\_\_\_\_

Phone (904) 226-7031 Fax \_\_\_\_\_

E-mail firstchoiceaquaticsjax@gmail.com

Hereinafter called "CLIENT".

1. **Charles Aquatics, Inc.**, agrees to provide fountain repair services in accordance with the terms and conditions of this Agreement at the following location(s): **Celestina Pond 3**
2. CLIENT agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed fountain services:

**Pond 3 Fountain: Replace Motor & Pump.**

1 – 3hp, 4 inch, 230v, single phase motor – **1 Year Warranty**

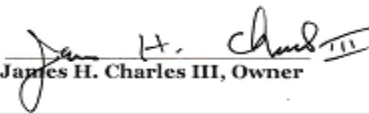
1 – 3hp Stainless Steel Pump – **1 Year Warranty**

1 – Splice Kit

\$ 3,489.00

3. Client agrees to pay the balance in full within 10 days of installation. Client agrees to pay 1.5% of unpaid sum(s) after 30 days of installation. This quote is valid for 30 days.

Charles Aquatics, Inc.

  
James H. Charles III, Owner

\_\_\_\_\_  
Representative of Charles Aquatics, Inc.      4-12-23  
Date

James Oliver      04/28/2023  
Customer Signature      Date

*TWELFTH ORDER OF BUSINESS*

*C.*



---

April 21, 2023

Isles of Bartram Park Community Development District  
Attn: Shelby Stephens, Recording Secretary  
475 West Town Place, Ste. 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:

Isles of Bartram Park CDD

1079 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, 2023.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky Oakes".

Vicky C. Oakes  
Supervisor of Elections

VO/db



*FIFTEENTH ORDER OF BUSINESS*

*A.*

*Isles of Bartram Park  
Community Development District  
Unaudited Financial Statements*

*as of  
March 31, 2023*



# Table of Contents

- I. Financial Statements - Unaudited Financial Reporting
  
- II. Special Assessments Report
  
- III. Check Registers Summary -1/1/2023 -3/31/2023

***Isles of Bartram Park***  
***Community Development District***  
***Combined Balance Sheet***  
***March 31, 2023***

	General	Debt Service	Total Governmental Funds
<b><u>Assets:</u></b>			
Cash	\$278,228	---	\$278,228
Investments:			
Series 2015:			
Reserve	---	\$218,828	\$218,828
Interest	---	\$319	\$319
Revenue	---	\$445,558	\$445,558
Sinking Fund	---	\$263	\$263
Prepayment	---	\$11	\$11
Due from General Fund	---	\$4,291	\$4,291
Series 2017:			
Reserve	---	\$170,359	\$170,359
Interest	---	\$627	\$627
Revenue	---	\$369,391	\$369,391
Sinking	---	\$230	\$230
Prepayment	---	\$8	\$8
Due from General Fund	---	\$3,645	\$3,645
Due From Developer	\$900	---	\$900
<b>Total Assets</b>	<b>\$279,128</b>	<b>\$1,213,530</b>	<b>\$1,492,658</b>
<b><u>Liabilities:</u></b>			
Accounts Payable	\$1,698	---	\$1,698
Accrued Expenses	\$806	---	\$806
Due to Debt Service 2015	\$4,291	---	\$4,291
Due to Debt Service 2017	\$3,645	---	\$3,645
<b>Total Liabilities</b>	<b>\$10,439</b>	<b>\$0</b>	<b>\$10,439</b>
<b><u>Fund Balances:</u></b>			
Restricted for Debt Service	---	\$1,213,530	\$1,213,530
Nonspendable	\$0	---	\$0
Unassigned	\$268,690	---	\$268,690
<b>Total Fund Balances</b>	<b>\$268,690</b>	<b>\$1,213,530</b>	<b>\$1,482,219</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$279,128</b>	<b>\$1,213,530</b>	<b>\$1,492,658</b>

**Isles of Bartram Park**  
**Community Development District**  
**GENERAL FUND**  
Statement of Revenues & Expenditures  
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<b><u>REVENUES:</u></b>				
Assessment - Tax Roll	\$287,023	\$280,678	\$280,678	\$0
<b>Total Revenues</b>	<b>\$287,023</b>	<b>\$280,678</b>	<b>\$280,678</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisors	\$4,000	\$2,000	\$2,000	\$0
FICA Expense	\$306	\$153	\$153	\$0
Engineering	\$6,000	\$3,000	\$0	\$3,000
Dissemination	\$7,000	\$3,500	\$3,500	\$0
Arbitrage	\$1,200	\$600	\$600	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$10,000	\$5,000	\$2,732	\$2,268
Annual Audit	\$3,900	\$3,900	\$3,900	\$0
Trustee Fees	\$8,000	\$4,000	\$4,000	\$0
Management Fees	\$49,140	\$24,570	\$24,570	\$0
Information Technology	\$1,400	\$700	\$700	(\$0)
Website Maintenance	\$950	\$475	\$475	(\$0)
Telephone	\$150	\$75	\$12	\$63
Postage	\$500	\$250	\$151	\$100
Insurance	\$10,748	\$10,748	\$9,693	\$1,055
Printing and Binding	\$1,300	\$650	\$80	\$570
Legal Advertising	\$1,400	\$700	\$207	\$493
Other Current Charges	\$900	\$450	\$420	\$30
Office Supplies	\$200	\$100	\$2	\$98
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$112,269</b>	<b>\$66,046</b>	<b>\$58,369</b>	<b>\$7,677</b>
<b><u>FIELD:</u></b>				
Landscape Maintenance	\$57,800	\$28,900	\$19,069	\$9,831
Lake Maintenance	\$25,800	\$12,900	\$9,150	\$3,750
Waterfall/Entry Pond Maintenance	\$8,500	\$4,250	\$5,150	(\$900)
Lake Fountains Maintenance	\$11,400	\$5,700	\$1,808	\$3,892
Facility Management	\$6,000	\$3,000	\$3,000	\$0
Utilities	\$15,000	\$7,500	\$1,202	\$6,298
General Maintenance	\$2,000	\$1,000	\$1,954	(\$954)
Capital Reserve Fund	\$50,000	\$0	\$0	\$0
<b>Total Field</b>	<b>\$176,500</b>	<b>\$63,250</b>	<b>\$41,334</b>	<b>\$21,916</b>
<b>Total Expenditures</b>	<b>\$288,769</b>	<b>\$129,296</b>	<b>\$99,703</b>	<b>\$29,593</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$1,746)</b>		<b>\$180,975</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,746</b>		<b>\$87,715</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$268,690</b>	

**Isles of Bartram Park**  
**Community Development District**  
**General Fund**  
*Month By Month Income Statement*  
*Fiscal Year 2023*

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
<b>Revenues:</b>													
Assessment - Tax Roll	\$0	\$19,120	\$56,911	\$193,326	\$8,453	\$2,866	\$0	\$0	\$0	\$0	\$0	\$0	\$280,678
<b>Total Revenues</b>	<b>\$0</b>	<b>\$19,120</b>	<b>\$56,911</b>	<b>\$193,326</b>	<b>\$8,453</b>	<b>\$2,866</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$280,678</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$0	\$77	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Arbitrage	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$165	\$1,106	\$47	\$604	\$505	\$306	\$0	\$0	\$0	\$0	\$0	\$0	\$2,732
Annual Audit	\$0	\$0	\$0	\$3,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,900
Trustee Fees	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Management Fees	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$0	\$0	\$0	\$0	\$0	\$0	\$24,570
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Website Maintenance	\$79	\$79	\$79	\$79	\$79	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$475
Telephone	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Postage	\$22	\$4	\$106	\$3	\$8	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$151
Insurance	\$9,693	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,693
Printing and Binding	\$24	\$3	\$17	\$15	\$5	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$80
Legal Advertising	\$71	\$136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$207
Other Current Charges	\$200	\$0	\$0	\$20	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$420
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$20,236</b>	<b>\$11,200</b>	<b>\$5,644</b>	<b>\$9,415</b>	<b>\$6,468</b>	<b>\$5,405</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58,369</b>
<b>Field</b>													
Landscape Maintenance	\$2,750	\$2,750	\$4,785	\$2,832	\$3,120	\$2,832	\$0	\$0	\$0	\$0	\$0	\$0	\$19,069
Lake Maintenance	\$2,850	\$1,180	\$1,580	\$1,180	\$1,180	\$1,180	\$0	\$0	\$0	\$0	\$0	\$0	\$9,150
Waterfall/Entry Pond Maintenance	\$908	\$582	\$1,007	\$1,179	\$821	\$653	\$0	\$0	\$0	\$0	\$0	\$0	\$5,150
Lake Fountains Maintenance	\$1,058	\$0	\$350	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$1,808.23
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Utilities	\$506	\$696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,201.99
General Maintenance	\$0	\$1,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,954
<b>Total Field</b>	<b>\$8,572</b>	<b>\$7,663</b>	<b>\$8,222</b>	<b>\$5,691</b>	<b>\$5,621</b>	<b>\$5,565</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,334</b>
<b>Total Expenses</b>	<b>\$28,808</b>	<b>\$18,863</b>	<b>\$13,866</b>	<b>\$15,107</b>	<b>\$12,090</b>	<b>\$10,970</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$99,703</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$28,808)</b>	<b>\$258</b>	<b>\$43,045</b>	<b>\$178,220</b>	<b>(\$3,636)</b>	<b>(\$8,104)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$180,975</b>

**Isles of Bartram Park**  
**Community Development District**  
**Debt Service Fund Series 2015**  
Statement of Revenues & Expenditures  
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<b><u>REVENUES:</u></b>				
Assessment - Tax Roll	\$429,732	\$420,246	\$420,246	\$0
Interest Income	\$1,400	\$700	\$5,769	\$5,069
<b>Total Revenues</b>	<b>\$431,132</b>	<b>\$420,946</b>	<b>\$426,015</b>	<b>\$5,069</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2015</u></b>				
Interest Expense - 11/01	\$145,659	\$145,659	\$145,659	\$0
Principal Expense - 11/01	\$120,000	\$120,000	\$120,000	\$0
Principal Expense - 11/01 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 05/01	\$143,034	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$408,694</b>	<b>\$265,659</b>	<b>\$270,659</b>	<b>(\$5,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$22,438</b>		<b>\$155,355</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$290,112</b>		<b>\$513,915</b>	
<b>FUND BALANCE - Ending</b>	<b>\$312,550</b>		<b>\$669,270</b>	



**Isles of Bartram Park**  
**Community Development District**  
**Debt Service Fund Series 2017**  
**Statement of Revenues & Expenditures**  
**For the Period ending March 31, 2023**

	Adopted	Prorated	Actual	
	Budget	3/31/23	3/31/23	Variance
<b><u>REVENUES:</u></b>				
Assessment - Tax Roll	\$341,479	\$356,946	\$356,946	\$0
Interest Income	\$1,000	\$500	\$4,466	\$3,966
<b>Total Revenues</b>	<b>\$342,479</b>	<b>\$357,446</b>	<b>\$361,412</b>	<b>\$3,966</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2015</u></b>				
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
<b>Total Expenditures</b>	<b>\$336,556</b>	<b>\$221,697</b>	<b>\$226,697</b>	<b>(\$5,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$5,923</b>		<b>\$134,715</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$234,660</b>		<b>\$409,545</b>	
<b>FUND BALANCE - Ending</b>	<b>\$240,583</b>		<b>\$544,260</b>	

***Isles of Bartram Park***  
*Community Development District*  
**Long Term Debt Report**

<b>Series 2015 Special Assessment Bonds</b>	
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:	\$218,827.68
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)
<b>Current Bonds Outstanding</b>	<b>\$5,685,000</b>

<b>Series 2017 Special Assessment Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$4,830,000</b>

*B.*

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

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL ASMTS
TAX ROLL NET	635	429,732.19	365,003.07	287,013.40	1,081,748.66
<b>TOTAL DISTRICT NET</b>	<b>635</b>	<b>429,732.19</b>	<b>365,003.07</b>	<b>287,013.40</b>	<b>1,081,748.66</b>

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	23,047.27	420,576.50	357,226.47	280,898.42	1,058,701.38
<b>TOTAL RECEIPTS / DUE</b>	<b>23,047.27</b>	<b>420,576.50</b>	<b>357,226.47</b>	<b>280,898.42</b>	<b>1,058,701.38</b>

**TAX ROLL RECEIPTS**

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/2/2022	373.40	317.16	249.39	939.95
2	11/17/2022	15,944.80	13,543.09	10,649.36	40,137.25
3	11/28/2022	12,310.02	10,455.80	8,221.73	30,987.55
4	12/12/2022	40,389.15	34,305.47	26,975.47	101,670.09
5	12/15/2022	44,821.66	38,070.32	29,935.89	112,827.88
6	1/20/2023	289,458.87	245,858.65	193,326.39	728,643.91
INTEREST 1	2/1/2023	573.92	487.47	383.31	1,444.70
7	2/21/2023	12,083.06	10,263.03	8,070.13	30,416.22
8	3/30/2023	4,290.88	3,644.56	2,865.84	10,801.28
INTEREST 2	4/6/2023	330.74	280.92	220.90	832.55
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>420,576.50</b>	<b>357,226.47</b>	<b>280,898.42</b>	<b>1,058,701.38</b>

<b>PERCENT COLLECTED TAX ROLL</b>	98%	98%	98%	98%
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*C.*

# *Isles of Bartram Park*

## *Community Development District*

### *Check Run Summary*

*1/01/23 - 3/31/23*

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<i>General Fund</i>			
<i>Accounts Payable</i>	1/1/23 - 1/31/23	914-926	\$15,689.32
	2/1/23 - 2/28/23	927-934	\$768,017.26
	3/1/23 - 3/31/23	935-946	\$46,698.44
<b><i>Total</i></b>			<b>\$830,405.02</b>

*\* Fedex Invoices available upon request*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/17/23	00021	1/01/23 M7310	202301 320-57200-46400	JAN POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	475.00	475.00 000914
1/17/23	00021	12/01/22 M7180	202212 320-57200-46400	DEC POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00 000915
1/17/23	00036	1/01/23 1743	202301 320-57200-46100	JAN LAKE MAINTENANCE FIRST CHOICE AQUATICS	*	1,180.00	1,180.00 000916
1/17/23	00001	1/01/23 247	202301 310-51300-34000	JAN MANAGEMENT FEES	*	4,095.00	
		1/01/23 247	202301 310-51300-52000	JAN WEBSITE ADMIN	*	79.17	
		1/01/23 247	202301 310-51300-35100	JAN INFORMATION TECH	*	116.67	
		1/01/23 247	202301 310-51300-31200	JAN DISSEMINATION SERVICE	*	583.33	
		1/01/23 247	202301 310-51300-51000	OFFICE SUPPLIES	*	.15	
		1/01/23 247	202301 310-51300-42000	POSTAGE	*	2.85	
		1/01/23 247	202301 310-51300-42500	COPIES	*	14.55	
				GOVERNMENTAL MANAGEMENT SERVICES			4,891.72 000917
1/17/23	00013	1/03/23 23408	202301 310-51300-35300	AUDIT FYE 09/30/22 GRAU AND ASSOCIATES	*	3,900.00	3,900.00 000918
1/17/23	00022	1/01/23 JAX 4795	202301 320-57200-46200	JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	2,832.12	2,832.12 000919
1/30/23	00035	12/31/22 7833227	202210 310-51300-48000	FY23 MEETING DATES	*	70.72	
		12/31/22 8008521	202211 310-51300-48000	NOTICE OF MEETING 11/16 CA FLORIDA HOLDINGS,LLC	*	68.00	138.72 000920
1/30/23	00009	1/25/23 01252023	202301 310-51300-49000	JOSEPH ZEMEL OATH OF OFFC FLORIDA DIVISION OF ELECTIONS	*	10.00	10.00 000921

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/30/23	00009	1/25/23	01252023	202301	310-51300-49000		NANCY LOUISE BROWN OATH FLORIDA DIVISION OF ELECTIONS	*	10.00	10.00	000922
1/30/23	00023	1/28/23	2023910	202301	320-57200-46400		JAN WATERFALL FOUNT/CHEM INNOVATIVE FOUNTAIN SERVICES, INC	*	254.35	254.35	000924
1/30/23	00023	7/25/22	2023138	202210	320-57200-46400		JUL WATERFALL FOUNTAIN	*	225.05		
		12/30/22	2023781	202212	320-57200-46400		DEC FOUNTAIN MAINTENANCE INNOVATIVE FOUNTAIN SERVICES, INC	*	216.00	441.05	000925
1/30/23	00032	12/30/22	3158224	202211	310-51300-31500		NOV GENERAL SERVICES/MEET KUTAK ROCK LLP	*	1,106.36	1,106.36	000926
2/13/23	00021	2/01/23	M7446	202301	320-57200-46400		JAN MONTHLY POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00	000927
2/13/23	00036	2/01/23	1780	202302	320-57200-46100		FEB LAKE MAINTENANCE FIRST CHOICE AQUATICS	*	1,180.00	1,180.00	000928
2/13/23	00023	12/09/22	2023696	202212	320-57200-46400		RPLC GFI OUTLET FOUNTAIN INNOVATIVE FOUNTAIN SERVICES, INC	*	340.82	340.82	000929
2/13/23	00029	2/06/23	02062023	202302	300-20700-10200		10/27 SJC EXCESS FEE DIST	*	4,260.56		
		2/06/23	02062023	202302	300-20700-10200		11/2 SJC TAX DIST #1	*	373.40		
		2/06/23	02062023	202302	300-20700-10200		11/17 SJC TAX DIST #2	*	15,944.80		
		2/06/23	02062023	202302	300-20700-10200		11/28 SJC TAX DIST #3	*	12,310.02		
		2/06/23	02062023	202302	300-20700-10200		12/12 SJC TAX DIST #4	*	40,389.15		
		2/06/23	02062023	202302	300-20700-10200		12/15 SJC TAX DIST #5	*	44,821.66		
		2/06/23	02062023	202302	300-20700-10200		1/20 SJC TAX DIST #6	*	289,458.87		
										407,558.46	000930

IBTR ISLES OF BRTRM BPEREGRINO



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/23	00030	2/06/23	02062023	202302	300-20700	10300	10/27 SJC EXCESS FEE DIST	*	3,385.58		
		2/06/23	02062023	202302	300-20700	10300	11/2 SJC TAX DIST #1	*	317.16		
		2/06/23	02062023	202302	300-20700	10300	11/17 SJC TAX DIST #2	*	13,543.09		
		2/06/23	02062023	202302	300-20700	10300	11/28 SJC TAX DIST #3	*	10,455.80		
		2/06/23	02062023	202302	300-20700	10300	12/12 SJC TAX DIST #4	*	34,305.47		
		2/06/23	02062023	202302	300-20700	10300	12/15 SJC TAX DIST #5	*	38,070.32		
		2/06/23	02062023	202302	300-20700	10300	1/20 SJC TAX DIST #6	*	245,858.65		
ISLES OF BARTRAM PARK CDD-DS 2017										345,936.07	000931
2/13/23	00032	1/31/23	3170764	202212	310-51300	31500	AUDIT CORRESPONDENCE	*	47.00		
KUTAK ROCK LLP										47.00	000932
2/13/23	00022	12/01/22	JAX46972	202212	320-57200	46200	DEC LANDSCAPE MAINTENANCE	*	2,749.65		
		12/29/22	JAX47515	202212	320-57200	46200	WINTER ANNL ROTATION 2022	*	2,035.80		
		2/01/23	JAX48899	202302	320-57200	46200	FEB LANDSCAPE MAINTENANCE	*	2,832.12		
YELLOWSTONE LANDSCAPE										7,617.57	000933
2/17/23	00001	2/01/23	108	202302	310-51300	34000	FEB MANAGEMENT FEES	*	4,095.00		
		2/01/23	108	202302	310-51300	52000	FEB WEBSITE ADMIN	*	79.17		
		2/01/23	108	202302	310-51300	35100	FEB INFO TECH	*	116.67		
		2/01/23	108	202302	310-51300	31200	FEB DISSEM AGENT SERVICES	*	583.33		
		2/01/23	108	202302	310-51300	51000	OFFICE SUPPLIES	*	.42		
		2/01/23	108	202302	310-51300	42000	POSTAGE	*	8.10		
		2/01/23	108	202302	310-51300	42500	COPIES	*	4.65		
GOVERNMENTAL MANAGEMENT SERVICES										4,887.34	000934
3/03/23	00036	3/01/23	1818	202303	320-57200	46100	MARCH LAKE MAINTENANCE	*	1,180.00		
FIRST CHOICE AQUATICS										1,180.00	000935
IBTR ISLES OF BRTRM BPEREGRINO											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/23	00023	3/01/23	204071	202302	320	57200	46400		FEB WATERFALL FOUNT/CHEM INNOVATIVE FOUNTAIN SERVICES, INC	*	371.12	371.12	000936
3/03/23	00032	2/25/23	3182974	202301	310	51300	31500		JAN GENERAL SERVICE/MEET KUTAK ROCK LLP	*	603.50	603.50	000937
3/03/23	00018	2/01/23	407637	202209	320	53800	45501		JUN-SEP 2022 MGMT SRVC	*	2,000.00		
		2/01/23	407638	202212	320	53800	45501		OCT-DEC MANAGEMENT SRVCS	*	1,500.00		
		2/01/23	407639	202301	320	53800	45501		JAN MANAGEMENT SERVICES	*	500.00		
		2/01/23	407640	202302	320	53800	45501		FEB MANAGEMENT SERVICES VESTA PROPERTY SERVICES, INC.	*	500.00	4,500.00	000938
3/03/23	00022	2/27/23	JAX 4944	202302	320	57200	46200		FEB IRRIGATION REPAIRS	*	288.00		
		3/01/23	JAX 4947	202303	320	57200	46200		MARCH LANDSCAPE MAINT YELLOWSTONE LANDSCAPE	*	2,832.12	3,120.12	000939
3/10/23	00021	3/01/23	M7583	202302	320	57200	46400		FEB POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00	000940
3/10/23	00036	3/03/23	1822	202303	320	57200	46300		QURTLY FOUNTAIN MAINT FIRST CHOICE AQUATICS	*	400.00	400.00	000941
3/10/23	00001	3/01/23	109	202302	310	51300	34000		MAR MANAGEMENT FEES	*	4,095.00		
		3/01/23	109	202302	310	51300	52000		MAR WEBSITE ADMIN	*	79.17		
		3/01/23	109	202302	310	51300	35100		MAR INFO TECH	*	116.67		
		3/01/23	109	202302	310	51300	31200		MAR DISSEM AGENT SRVCS	*	583.33		
		3/01/23	109	202302	310	51300	51000		OFFICE SUPPLIES	*	.39		
		3/01/23	109	202302	310	51300	42000		POSTAGE	*	7.80		
		3/01/23	109	202302	310	51300	42500		COPIES GOVERNMENTAL MANAGEMENT SERVICES	*	17.10	4,899.46	000942

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
3/22/23	00029	3/20/23 03202023	202303 300-20700-10200	2/1 INTEREST DIST	*	573.92		
		3/20/23 03202023	202303 300-20700-10200	2/21 TAX DIST #7	*	12,083.06		
							ISLES OF BARTRAM PARK CDD-DS 2015	12,656.98 000943
3/22/23	00030	3/20/23 03202023	202303 300-20700-10300	2/1 INTEREST	*	487.47		
		3/20/23 03202023	202303 300-20700-10300	2/21 TAX DIST #7	*	10,263.03		
							ISLES OF BARTRAM PARK CDD-DS 2017	10,750.50 000944
3/24/23	00020	3/08/23 1719084	202210 320-57200-46300	FOUNTAIN REPAIR	*	708.23		
		3/08/23 35546B	202210 320-57200-46100	WATER MANAGEMENT ZONE 1&2	*	1,670.00		
		3/08/23 35547B	202210 320-57200-46300	QURTR FOUNTAIN CLEAN SRVC	*	350.00		
							THE LAKE DOCTORS, INC.	2,728.23 000945
3/31/23	00025	6/15/22 06152022	202205 320-57200-46500	REIMB JEA IRRIG 6/15/22	*	978.10		
		7/15/22 07152022	202206 320-57200-46500	REIMB JEA IRRIG 7/15/22	*	972.95		
		8/18/22 08182022	202207 320-57200-46500	REIMB JEA IRRIG 8/18/22	*	760.70		
		9/16/22 09162022	202208 320-57200-46500	REIMB JEA IRRIG 9/16/22	*	746.07		
		10/14/22 10142022	202209 320-57200-46500	REIMB JEA IRRIG 10/14/22	*	378.72		
		11/16/22 11162022	202210 320-57200-46500	REIMB JEA IRRIG 11/16/22	*	505.53		
		12/15/22 12152022	202211 320-57200-46500	REIMB JEA IRRIG 12/15/22	*	696.46		
							CELESTINA MASTER HOA	5,038.53 000946
						TOTAL FOR BANK A	830,405.02	
						TOTAL FOR REGISTER	830,405.02	

IBTR ISLES OF BRTRM BPEREGRINO

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, FL 32092

INVOICE # M7310  
DATE 01/01/2023  
DUE DATE 01/31/2023  
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning	1	450.00	450.00
Item Charges	late fee - not received December payment	1	25.00	25.00

December	SUBTOTAL	475.00
	TAX	0.00
	TOTAL	475.00
	BALANCE DUE	<b>\$475.00</b>

Jan 09 ✓ 21  
1320 572,4109...  
Jan Pool Clean

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, FL 32092

INVOICE # M7180  
DATE 12/01/2022  
DUE DATE 12/31/2022  
TERMS Net 30

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

---

November	SUBTOTAL	450.00
	TAX	0.00
	TOTAL	450.00
	BALANCE DUE	<b>\$450.00</b>

21 ✓  
1370 572, 464  
Dec Pool Clean

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

# INVOICE

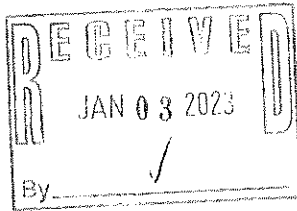
**BILL TO**  
Isles of Bartram Park  
C/O GMS,LLC  
475 West Town Place, Suite  
114  
St. Augustine, Florida 32092

INVOICE # 1743  
DATE 01/01/2023  
DUE DATE 01/31/2023  
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lake Maintenance	Isles of Bartram Park	1	1,180.00	1,180.00

Services rendered are for the month listed above.

SUBTOTAL 1,180.00  
TAX 0.00  
TOTAL 1,180.00  
BALANCE DUE **\$1,180.00**



360  
1,180.00 572, 460, ,  
JAN LK MAINT

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

# Invoice

Invoice #: 247  
 Invoice Date: 1/1/23  
 Due Date: 1/1/23  
 Case:  
 P.O. Number:

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

1  
 1210 513.11

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023	34000	4,095.00	4,095.00
Website Administration - January 2023	52000	79.17	79.17
Information Technology - January 2023	35111	116.67	116.67
Dissemination Agent Services - January 2023	31211	583.33	583.33
Office Supplies	51111	0.15	0.15
Postage	42111	2.85	2.85
Copies	42511	14.55	14.55

PAID  
 JAN 05 2023

<b>Total</b>	<b>\$4,891.72</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,891.72</b>

# Grau and Associates

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

Phone: 561-994-9299

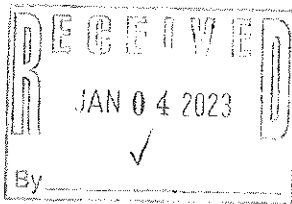
Fax: 561-994-5823

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

Invoice No. 23408  
Date 01/03/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ 3,900.00
Current Amount Due	\$ 3,900.00



12  
1210 \$13,353.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,500.00	0.00	0.00	0.00	0.00	4,500.00

Payment due upon receipt.





INVOICE

INVOICE #	INVOICE DATE
JAX 479569	1/1/2023
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

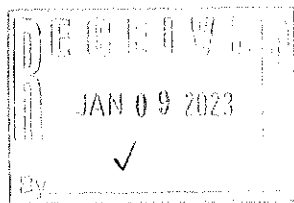
**Invoice Due Date:** January 31, 2023

**Invoice Amount:** \$2,832.12

Description	Current Amount
Monthly Landscape Maintenance January 2023	\$2,832.12

**Invoice Total** \$2,832.12

IN COMMERCIAL LANDSCAPING



22  
1320 570, 462, 11  
JAN LAND MAINT

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

# LOCALIQ

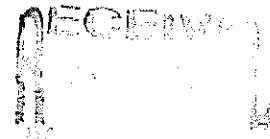
FLORIDA

<b>ACCOUNT NAME</b> Isles of Bartram Park CDD c/o GMS LLC		<b>ACCOUNT #</b> 789138	<b>PAGE #</b> 1 of 1
<b>STATEMENT #</b> 0005179927	<b>BILLING PERIOD</b> Dec 1- Dec 31, 2022	<b>PAYMENT DUE DATE</b> January 20, 2023	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$138.72	
<b>BILLING ACCOUNT NAME AND ADDRESS</b> Isles Of Bartram Park Cdd C/O Gms.Llc Shelby Stephens 475 W. Town Pl Ste. 114 St Augustine, FL 32092-3649		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or <a href="mailto:amb@ccc.gannett.com">amb@ccc.gannett.com</a>	<b>FEDERAL ID</b> 47-2390983
<p><b>Legal Entity:</b> Gannett Media Corp.</p> <p><b>Terms and Conditions:</b> 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.</p> <p>All funds payable in US dollars.</p>			

00007891380000000000000051799270001387267179

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number:

Date	Description	Amount
12/1/22	Balance Forward	\$138.72



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALIQ

FLORIDA

<b>ACCOUNT NAME</b> Isles of Bartram Park CDD c/o GMS LLC	<b>PAYMENT DUE DATE</b> January 20, 2023	<b>AMOUNT PAID</b>
<b>ACCOUNT NUMBER</b> 789138	<b>STATEMENT NUMBER</b> 0005179927	

<b>CURRENT DUE</b> \$0.00	<b>30 DAYS PAST DUE</b> \$68.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$70.72	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> \$138.72
------------------------------	------------------------------------	-----------------------------------	------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

**REMITTANCE ADDRESS** (Include Account # & Invoice # on check)

CA Florida Holdings, LLC  
PO Box 631244  
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

VISA     MASTERCARD     DISCOVER     AMEX

Card Number \_\_\_\_\_  
Exp Date \_\_\_\_/\_\_\_\_/\_\_\_\_    CVV Code \_\_\_\_\_  
Signature \_\_\_\_\_    Date \_\_\_\_\_

00007891380000000000000051799270001387267179

# LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## 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:

09/29/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 09/29/2022

*Merrish V. Felty*  
\_\_\_\_\_  
Legal Clerk  
*Vicky Felty*  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
9/29/22

My commission expires

Publication Cost: \$70.72  
Order No: 7833227 # of Copies:  
Customer No: 789138 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

## ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Isles of Bartram Park Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2023 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Wednesday of each month listed (unless notated otherwise\*) as follows:

November 16, 2022  
February 15, 2023  
May 17, 2023  
August 16, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours 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 the 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.

Jarvis Oliver  
District Manager

SAR 9/29/22

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

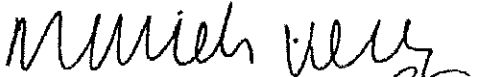
Shelby Stephens  
Shelby Stephens  
Isles of Bartram Park CDD c/o GMS, LLC  
475 W Town PL  
St Augustine FL 32092-3648

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



Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$68.00  
Order No: 8008521 # of Copies: 1  
Customer No: 789138

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

## NOTICE 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 will be held on Wednesday, November 16, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting 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 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

**From:** Sarah Sweeting [ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com)  
**Subject:** Isles of Bartram Park CDD - Oaths of Office  
**Date:** January 25, 2023 at 11:55 AM  
**To:** Kimball, Chris D. [Chris.Kimball@dos.myflorida.com](mailto:Chris.Kimball@dos.myflorida.com), Bernadette Peregrino [bperegrino@gmsnf.com](mailto:bperegrino@gmsnf.com)



Hi Chris,

I will be mailing you the original copies of the attached oaths.

Bernadette, please cut a \$10 check for each oath and mail it to the address below.  
Please be sure to attach a copy of the oath to each check when mailing.  
In the reference line of the check, please include the supervisor's name.

Chris Kimball  
Commission Issuance Section  
Division of Elections  
R.A. Gray Building, Room 316  
500 South Bronough Street  
Tallahassee, FL 32399-0250

*Mail to*

Thank you,

*Sarah Sweeting*

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
(904) 940-5850 x 402  
(904) 940-5899 Fax

[ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com)



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2023012511524  
2553.pdf

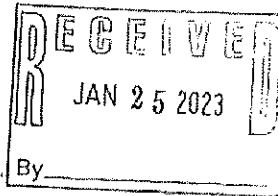
9  
1-310-513-49 ✓

# OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of ST. JOHNS



I do solemnly ~~swear~~ (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

BOARD OF SUPERVISORS, ISLES OF BARTRAM PARK

(Title of Office)

COMMUNITY DEVELOPMENT DISTRICT, ST. JOHNS COUNTY, SEAT TWO,

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

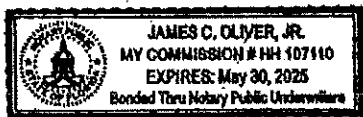
x Nancy Brown

Signature

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 15 day of December, 2022

[Signature]

Signature of Officer Administering Oath or of Notary Public



Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

## ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address:  Home  Office

450 ANTILA WAY  
Street or Post Office Box

ST JOHNS, FL 32259  
City, State, Zip Code

NANCY LOUISE BROWN  
Print Name

Nancy Louise Brown  
Signature

# OATH OF OFFICE

(Art. II § 5(b), Fla. Const.)

STATE OF FLORIDA

County of St. Johns

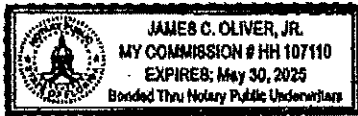
I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor, Isles of Bartram Park Community Development District

(Title of Office)

on which I am now about to enter, ~~so help me God.~~

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]



x [Signature]  
Signature

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 22 day of NOVEMBER, 2022

[Signature]  
Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

## ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address:  Home  Office

204 Sitara Lane  
Street or Post Office Box  
St. Johns, FL 32259  
City, State, Zip Code

JOSEPH ZEMEL  
Print Name  
x [Signature]  
Signature



**INNOVATIVE FOUNTAIN SERVICES**

11637 COLUMBIA PARK DRIVE EAST  
SUITE 4  
JACKSONVILLE, FL 32258

**Invoice**

Date	Invoice #
1/27/2023	2023910

(904) 551-1017  
Customerservice@innovativefountainservices.com

Terms
Net 30

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

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- January		202.50
Chemicals Added		51.85
<i>1.320.572.464</i>		
<b>RECEIVED</b> JAN 27 2023 By _____		

<b>Balance Due</b>	<b>\$254.35</b>
--------------------	-----------------





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

(904) 551-1017  
Customerservice@innovativefountainservices.com

# Invoice

Date	Invoice #
7/25/2022	2023138

Terms
Net 30

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

Description	Qty	Amount	
Monthly Stationary Maintenance Waterfall Fountain- July Chemicals Added		192.50 32.55	
1,325,572.464			
<table border="1"><tr><td style="text-align: center;"><b>RECEIVED</b> NOV 23 2022 By _____</td></tr></table>			<b>RECEIVED</b> NOV 23 2022 By _____
<b>RECEIVED</b> NOV 23 2022 By _____			

<b>Balance Due</b>	<b>\$225.05</b>
--------------------	-----------------



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

# Invoice

Date	Invoice #
12/30/2022	2023781

(904) 551-1017  
Customerservice@innovativefountainservices.com

Terms
Net 30

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

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- December		192.50
Chemicals Added		23.50
<i>1. 320-572-464</i>		
<i>12/30/22</i>		

<b>Balance Due</b>	<b>\$216.00</b>
--------------------	-----------------

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 30, 2022

Check Remit To:

Kutak Rock LLP

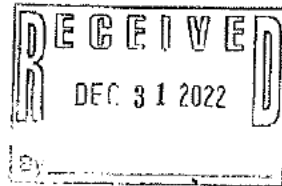
PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3158224  
Client Matter No. 10623-1

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



Invoice No. 3158224  
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

11/01/22	W. Haber	0.20	47.00	Review draft agenda
11/01/22	K. Jusevitch	0.20	24.00	Correspond with district manager regarding new supervisor documents
11/02/22	K. Jusevitch	1.80	216.00	Prepare supervisor notebook; confer with Haber
11/03/22	W. Haber	0.40	94.00	Review and revise supervisor notebooks
11/03/22	K. Jusevitch	0.20	24.00	Confer. with Haber regarding supervisor notebook
11/08/22	K. Jusevitch	0.20	24.00	Correspond with new supervisors regarding statutes notebook
11/15/22	W. Haber	0.30	70.50	Prepare for Board meeting
11/16/22	W. Haber	1.90	446.50	Prepare for and participate in Board meeting
TOTAL HOURS		5.20		

**KUTAK ROCK LLP**

Isles of Bartram Park CDD

December 30, 2022

Client Matter No. 10623-1

Invoice No. 3158224

Page 2

TOTAL FOR SERVICES RENDERED \$946.00

DISBURSEMENTS

Meals	22.17
Travel Expenses	138.19

TOTAL DISBURSEMENTS 160.36

TOTAL CURRENT AMOUNT DUE \$1,106.36

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, FL 32092

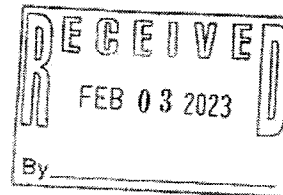
INVOICE # M7446  
DATE 02/01/2023  
DUE DATE 03/03/2023  
TERMS Net 30

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

January

SUBTOTAL 450.00  
TAX 0.00  
TOTAL 450.00  
BALANCE DUE **\$450.00**

1.32.572.464





# INVOICE

**First Choice Aquatics**  
14289 Denton Rd, FL 32226

firstchoiceaquaticsjax@gmail.com  
+1 9042267031

Isles of Bartram Park

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

**Invoice details**  
Invoice no.: 1780  
Invoice date: 2/1/23  
Terms: Net 30  
Due date: 3/3/23

1-32.572.461

Product or service	Amount
1. <b>Lake Maintenance</b> Isles of Bartram Park	1 x \$1,180.00 \$1,180.00

**Total \$1,180.00**

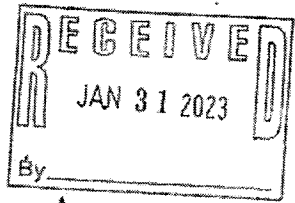
## Ways to pay



## Note to customer

Services rendered are for the month listed above.

[Pay invoice](#)





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

(904) 551-1017  
Customerservice@innovativefountainservices.com

# Invoice

Date	Invoice #
12/9/2022	2023696

Terms
Net 30

Bill To
Isles of Bartram Park CDD 475 West Town Place Ste 114 St Augustine FL 32092

Description	Qty	Amount			
Estimate 2986 Completed Innovative Fountain Services propose to furnish all materials, labor, and tools to replace the GFI receptacle located near the fountain to allow maintenance technicians power to operate proper equipment used for cleaning fountain.  1.320.572.464  <table border="1"><tr><td>RECEIVED</td></tr><tr><td>DEC 12 2022</td></tr><tr><td>By _____</td></tr></table>	RECEIVED	DEC 12 2022	By _____		340.82
RECEIVED					
DEC 12 2022					
By _____					

<b>Balance Due</b>	<b>\$340.82</b>
--------------------	-----------------

**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
February 6, 2023	\$407,558.46	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015
----------------------------------

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

\$ 4,260.56 10/27/22 EXCESS FEES DIST
\$ 373.40 11/2/22 TAX DIST 1
\$ 15,944.80 11/17/22 TAX DIST 2
\$ 12,310.02 11/28/22 TAX DIST 3
\$ 40,389.15 12/12/22 TAX DIST 4
\$ 44,821.66 12/15/22 TAX DIST 5
\$ 289,458.87 1/20/23 TAX DIST 6
\$ 407,558.46
<i>(Attach supporting documentation for request.)</i>



*Isles of Bartram Park Community Development District  
Fiscal Year 2022 Assessment Receipts*

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY 22 O&M ASMT	TOTAL ASMTS
STANDARD PACIFIC OF FLORIDA	19	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES NET	19	-	-	7,091.94	7,091.94
TAX ROLL NET	616	429,732.19	341,479.08	229,925.20	1,001,136.47
TOTAL DISTRICT NET	616	429732.19	341479.08	237,017.14	1,001,136.47

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
STANDARD PACIFIC OF FLORIDA	-	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES	-	-	-	7,091.94	7,091.94
TAX ROLL RECEIVED / DUE	(12,036.62)	434,898.84	345,584.67	232,689.58	1,013,173.09
TOTAL RECEIPTS / DUE	(12,036.62)	434,898.84	345,584.67	239,781.52	1,020,265.03

**TAX ROLL RECEIPTS**

ST JOHN'S COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY20 O&M ASMT	TOTAL RECEIVED
1	11/4/2021	-	-	-	-
2	11/17/2021	13,059.33	10,377.36	6,987.30	30,423.99
3	11/22/2021	56,106.63	44,584.14	30,019.46	130,710.24
4	12/09/2021	37,940.43	30,148.69	20,299.76	88,388.88
5	12/20/2022	47,986.09	38,131.29	25,674.62	111,792.00
6	1/14/2022	260,456.43	206,967.09	139,355.39	606,778.91
INTEREST	1/21/2022	5.45	4.33	2.92	12.70
7	2/16/2022	5,275.13	4,191.79	2,822.42	12,289.34
8	3/7/2022	2,288.89	1,818.83	1,224.66	5,332.38
9	4/7/2022	4,381.51	3,481.69	2,344.30	10,207.50
10	6/21/2022	1,560.79	1,240.26	835.09	3,636.14
TAX CERTS	6/16/2022	1,577.59	1,253.61	844.08	3,675.28
EXCESS FEES	10/27/2022	4,260.58	3,385.68	2,279.88	9,926.14
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		434,898.84	345,584.67	232,689.58	1,013,173.09

PERCENT COLLECTED DIRECT	101%	101%	101%	101%
PERCENT COLLECTED TAX ROLL	101%	101%	101%	101%
PERCENT COLLECTED TOTAL	0%	0%	0%	0%

**ISLES OF BARTRAM PARK CDD  
FISCAL YEAR 2023 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY23 O&M ASMT	TOTAL ASMTS
TAX ROLL NET	635	429,732.19	365,003.07	287,013.40	1,081,748.65
<b>TOTAL DISTRICT NET</b>	<b>635</b>	<b>429,732.19</b>	<b>365,003.07</b>	<b>287,013.40</b>	<b>1,081,748.65</b>

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	66,542.02	403,297.90	342,550.49	269,358.24	1,015,206.63
<b>TOTAL RECEIPTS / DUE</b>	<b>66,542.02</b>	<b>403,297.90</b>	<b>342,550.49</b>	<b>269,358.24</b>	<b>1,015,206.63</b>

**TAX ROLL RECEIPTS**

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/2/2022	373.40	317.16	249.39	939.95
2	11/17/2022	15,944.80	13,543.09	10,649.36	40,137.25
3	11/28/2022	12,310.02	10,455.80	8,221.73	30,987.55
4	12/12/2022	40,389.15	34,305.47	26,975.47	101,670.09
5	12/15/2022	44,821.66	38,070.32	29,935.90	112,827.88
6	1/20/2023	289,458.87	245,858.65	193,326.39	728,643.91
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>403,297.90</b>	<b>342,550.49</b>	<b>269,358.24</b>	<b>1,015,206.63</b>

PERCENT COLLECTED DIRECT	0%	0%	#REF!	#REF!
PERCENT COLLECTED TAX ROLL	94%	0%	94%	94%
PERCENT COLLECTED TOTAL	94%	94%	94%	94%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/21,  
1/1/22, 4/1/22, 7/1/22.

**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
February 6, 2023	\$345,936.07	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 -2017
---------------------------------

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

\$	3,385.58	10/27/22	EXCESS FEES DIST
\$	317.16	11/2/22	TAX DIST 1
\$	13,543.09	11/17/22	TAX DIST 2
\$	10,455.80	11/28/22	TAX DIST 3
\$	34,305.47	12/12/22	TAX DIST 4
\$	38,070.32	12/15/22	TAX DIST 5
\$	245,858.65	1/20/23	TAX DIST 6
\$	<u>345,936.07</u>		

*Isles of Bartram Park Community Development District  
Fiscal Year 2022 Assessment Receipts*

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY 22 O&M ASMT	TOTAL ASMTS
STANDARD PACIFIC OF FLORIDA	19	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES NET	19	-	-	7,091.94	7,091.94
TAX ROLL NET	616	429,732.19	341,479.08	229,925.20	1,001,136.47
TOTAL DISTRICT NET	616	429,732.19	341,479.08	237,017.14	1,001,136.47

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
STANDARD PACIFIC OF FLORIDA	-	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES	-	-	-	7,091.94	7,091.94
TAX ROLL RECEIVED / DUE	(12,036.62)	434,898.84	345,584.67	232,689.58	1,013,173.09
TOTAL RECEIPTS / DUE	(12,036.62)	434,898.84	345,584.67	239,781.52	1,020,265.03

TAX ROLL RECEIPTS

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY20 O&M ASMT	TOTAL RECEIVED
1	11/4/2021	-	-	-	-
2	11/17/2021	13,059.33	10,377.36	5,987.30	30,423.99
3	11/22/2021	55,106.53	44,584.14	30,019.46	130,710.24
4	12/9/2021	37,940.43	30,148.89	20,299.76	88,388.88
5	12/20/2022	47,986.09	38,131.29	25,874.62	111,792.00
6	1/14/2022	260,456.43	206,987.09	139,355.39	606,778.91
INTEREST	1/21/2022	5.45	4.33	2.92	12.70
7	2/16/2022	5,275.13	4,191.79	2,822.42	12,289.34
8	3/7/2022	2,288.89	1,818.83	1,224.66	5,332.38
9	4/7/2022	4,381.51	3,481.89	2,344.30	10,207.50
10	6/21/2022	1,560.79	1,240.26	835.09	3,636.14
TAX CERTS	6/16/2022	1,577.59	1,253.61	844.08	3,675.28
EXCESS FEES	10/27/2022	4,260.56	3,385.58	2,279.58	9,925.73
TOTAL TAX ROLL RECEIPTS		434,898.84	345,584.67	232,689.58	1,013,173.09

PERCENT COLLECTED DIRECT	101%	101%	101%	101%
PERCENT COLLECTED TAX ROLL	101%	101%	101%	101%
PERCENT COLLECTED TOTAL	0%	0%	0%	0%



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2023

**Check Remit To:**

Kutak Rock LLP

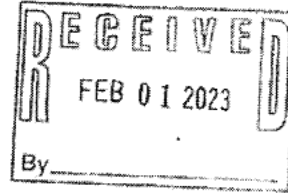
PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3170764

Client Matter No. 10623-1



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

Invoice No. 3170764  
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

12/14/22 W. Haber 0.20 47.00 Review correspondence regarding  
audit request

TOTAL HOURS 0.20

TOTAL FOR SERVICES RENDERED \$47.00

TOTAL CURRENT AMOUNT DUE \$47.00

UNPAID INVOICES:

December 30, 2022 Invoice No. 3158224

1,106.36 pd 1/30/23  
CK# 926

TOTAL DUE \$1,153.36



INVOICE

INVOICE #	INVOICE DATE
JAX 469721	12/1/2022
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

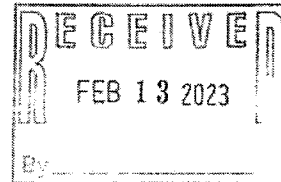
**Invoice Due Date:** December 31, 2022

**Invoice Amount:** \$2,749.65

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

**Invoice Total**                      **\$2,749.65**

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



INVOICE

INVOICE #	INVOICE DATE
JAX 475153	12/29/2022
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

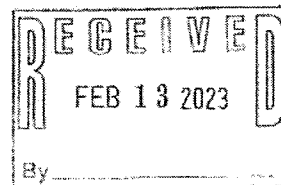
**Invoice Due Date:** January 28, 2023

**Invoice Amount:** \$2,035.80

Description	Current Amount
Winter Annual Rotation 2022	
Annual Installation SUB	\$2,035.80

**Invoice Total** \$2,035.80

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





INVOICE

INVOICE #	INVOICE DATE
JAX 488991	2/1/2023
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

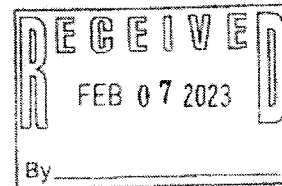
**Invoice Due Date:** March 3, 2023

**Invoice Amount:** \$2,832.12

Description	Current Amount
Monthly Landscape Maintenance February 2023	\$2,832.12

**Invoice Total** \$2,832.12

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

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

# Invoice

Invoice #: 108  
 Invoice Date: 2/1/23  
 Due Date: 2/1/23  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023	1,310.573	4,095.00	4,095.00
Website Administration - February 2023	520	79.17	79.17
Information Technology - February 2023	351	116.67	116.67
Dissemination Agent Services - February 2023	312	583.33	583.33
Office Supplies	510	0.42	0.42
Postage	420	8.10	8.10
Copies	425	4.65	4.65

**RECEIVED**  
 FEB 08 2023  
 BY: \_\_\_\_\_

<b>Total</b>	<b>\$4,887.34</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,887.34</b>

# INVOICE

First Choice Aquatics  
14289 Denton Rd, FL 32226

firstchoiceaquaticsjax@gmail.com  
+1 9042267031

1,320,572.461

## Isles of Bartram Park

### Bill to

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

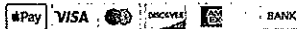
### Invoice details

Invoice no.: 1818  
Invoice date: 3/1/23  
Terms: Net 30  
Due date: 3/31/23

Product or service	Amount
1. Lake Maintenance	1 x \$1,180.00
Isles of Bartram Park	\$1,180.00

Total **\$1,180.00**

## Ways to pay



### Note to customer

Services rendered are for the month listed above.

Pay invoice

**RECEIVED**  
MAR 01 2023  
BY: \_\_\_\_\_



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

# Invoice

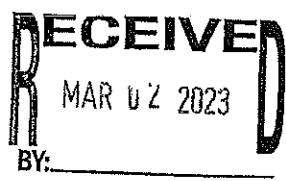
Date	Invoice #
3/1/2023	2024071

(904) 551-1017  
 Customerservice@innovativefountainservices.com

Terms
Net 30

<b>Bill To</b>
Isles of Bartram Park CDD Celestina

1,320.572.464

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- February		202.50
Chemicals Added		35.12
Replacement Check Valve		133.50
		

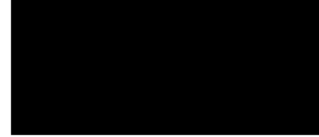
<b>Balance Due</b>	<b>\$371.12</b>
--------------------	-----------------

**KUTAK ROCK LLP**  
**TALLAHASSEE, FLORIDA**  
Telephone 404-222-4600  
Facsimile 404-222-4654

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

Federal ID 47-0597598

February 25, 2023



Reference: Invoice No. 3182974  
Client Matter No. 10623-1

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

**RECEIVED**  
FEB 27 2023  
BY: \_\_\_\_\_

Invoice No. 3182974  
10623-1

1,310,513.315

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

01/04/23	W. Haber	0.30	70.50	Review correspondence regarding insurance and confer with Oliver regarding same
01/06/23	W. Haber	0.20	47.00	Review audit request
01/07/23	K. Magee	0.30	52.50	Prepare memorandum regarding statutory notice requirements
01/07/23	L. Whelan	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
01/11/23	J. Gillis	0.30	36.00	Coordinate response to auditor letter
01/11/23	W. Haber	0.70	164.50	Review and revise audit
01/12/23	W. Haber	0.50	117.50	Prepare correspondence to District accountant regarding comments to audit

TOTAL HOURS 2.60

**KUTAK ROCK LLP**

Isles of Bartram Park CDD

February 25, 2023

Client Matter No. 10623-1

Invoice No. 3182974

Page 2

TOTAL FOR SERVICES RENDERED \$603.50

TOTAL CURRENT AMOUNT DUE \$603.50



**Invoice**

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 407637  
Date 2/1/2023  
Terms Due on receipt  
Due Date 2/1/2023  
Memo MANAGEMENT SERV..

**Bill To**  
Isias of Bartram Park CDD  
475 West Town Place  
Suite 250  
Jacksonville FL 32092

1,320.538.45501

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES June - Sept 2022	4	500.00	2,000.00
<b>Total</b>			<b>\$2,000.00</b>

**RECEIVED**  
R FEB 22 2023 D  
BY: \_\_\_\_\_



**Invoice**

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 407638  
Date 2/1/2023  
Terms Due on receipt  
Due Date 2/1/2023  
Memo MANAGEMENT SERV..

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

**RECEIVED**  
FEB 22 2023  
BY: \_\_\_\_\_

1,320.538.45501

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES Oct-Dec2022	3	500.00	1,500.00

**Total \$1,500.00**





**Invoice**

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

**Invoice #** 407639  
**Date** 2/1/2023  
**Terms** Due on receipt  
**Due Date** 2/1/2023  
**Memo** MANAGEMENT SERV..

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

**RECEIVED**  
FEB 22 2023  
BY: \_\_\_\_\_

1,320,538.45501

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES January 2023	1	500.00	500.00
<b>Total</b>			<b>\$500.00</b>

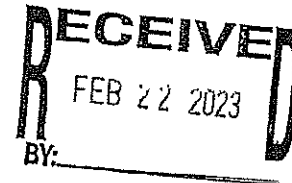


**Invoice**

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 407640  
Date 2/1/2023  
Terms Due on receipt  
Due Date 2/1/2023  
Memo MANAGEMENT SERV...

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



1,320.538,45501

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES February 2023	1	500.00	500.00
<b>Total</b>			<b>\$500.00</b>



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 494420	2/27/2023
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 29, 2023

**Invoice Amount:** \$288.00

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

February Irrigation Repairs

Irrigation Repairs

1,320,572.462

\$288.00

**RECEIVED**  
FEB 27 2023  
BY: \_\_\_\_\_

**Invoice Total**

**\$288.00**

*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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 494735	3/1/2023
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:** March 31, 2023

**Invoice Amount:** \$2,832.12

Description	Current Amount
Monthly Landscape Maintenance March 2023	\$2,832.12

1,320,572.462

**Invoice Total** \$2,832.12

*Excellence*

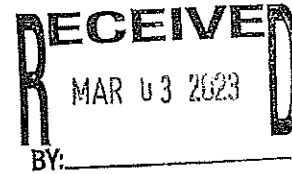
**RECEIVED**  
FEB 27 2023  
BY: \_\_\_\_\_

**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

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, FL 32092

INVOICE # M7583

DATE 03/01/2023

DUE DATE 03/31/2023

TERMS Net 30

1.320.572.464

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning	1	450.00	450.00
February				
			SUBTOTAL	450.00
			TAX	0.00
			TOTAL	450.00
			BALANCE DUE	<b>\$450.00</b>

# INVOICE

First Choice Aquatics  
14289 Denton Rd, FL 32226

firstchoiceaquaticsjax@gmail.com  
+1 9042267031

1.320.572.461

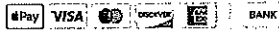
Isles of Bartram Park

**Bill to**  
Isles of Bartram Park

**Invoice details**  
Invoice no: 1622  
Invoice date: 3/3/23  
Terms: Net 30  
Due date: 4/2/23

Product or service		Amount
1. Fountain Maintenance	1 unit x \$400.00	\$400.00
Celestina Quarterly Fountain Maintenance		
<b>Total</b>		<b>\$400.00</b>

## Ways to pay



Pay Invoice

**RECEIVED**  
MAR 03 2023  
BY: \_\_\_\_\_

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

# Invoice

Invoice #: 109  
 Invoice Date: 3/1/23  
 Due Date: 3/1/23  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023	1,310.513.340	4,095.00	4,095.00
Website Administration - March 2023	520	79.17	79.17
Information Technology - March 2023	351	116.67	116.67
Dissemination Agent Services - March 2023	312	583.33	583.33
Office Supplies	510	0.39	0.39
Postage	420	7.80	7.80
Copies	425	17.10	17.10

**RECEIVED**  
 MAR 08 2023  
 BY: \_\_\_\_\_

**RECEIVED**  
 MAR 08 2023  
 BY: \_\_\_\_\_

<b>Total</b>	<b>\$4,899.46</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,899.46</b>

**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
March 20, 2023	\$12,656.98	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015
----------------------------------

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

\$ 573.92	2/1/23	INTEREST
\$ 12,083.06	2/21/23	TAX DIST 7
\$ 12,656.98		
<i>(Attach supporting documentation for request.)</i>		



**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
March 20, 2023	\$10,750.50	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 -2017
---------------------------------

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

\$ 487.47 2/1/23	INTEREST
\$ 10,263.03 2/21/23	TAX DIST 7
<u>\$ 10,750.50</u>	

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

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL ASMTS
TAX ROLL NET	635	429,732.19	365,003.07	287,013.40	1,081,748.66
<b>TOTAL DISTRICT NET</b>	<b>635</b>	<b>429,732.19</b>	<b>365,003.07</b>	<b>287,013.40</b>	<b>1,081,748.66</b>

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	34,681.11	415,954.88	353,300.99	277,811.68	1,047,067.55
<b>TOTAL RECEIPTS / DUE</b>	<b>34,681.11</b>	<b>415,954.88</b>	<b>353,300.99</b>	<b>277,811.68</b>	<b>1,047,067.55</b>

**TAX ROLL RECEIPTS**

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/2/2022	373.40	317.16	249.39	939.95
2	11/17/2022	15,944.80	13,543.09	10,649.36	40,137.25
3	11/28/2022	12,310.02	10,455.80	8,221.73	30,987.55
4	12/12/2022	40,389.15	34,305.47	26,975.47	101,670.09
5	12/15/2022	44,821.66	38,070.32	29,935.89	112,827.88
6	1/20/2023	289,458.87	245,858.65	193,326.39	728,643.91
INTEREST	2/1/2023	573.92	487.47	383.31	1,444.70
7	2/21/2023	12,083.06	10,263.03	8,070.13	30,416.22
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>415,954.88</b>	<b>353,300.99</b>	<b>277,811.68</b>	<b>1,047,067.55</b>
<b>PERCENT COLLECTED TAX ROLL</b>		<b>97%</b>	<b>97%</b>	<b>97%</b>	<b>97%</b>

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.  
Post Office Box 20122  
Tampa, FL 33622-0122  
(904) 262-5500

RETURN SERVICE REQUESTED

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

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

18:17350 1 AB 0.504 71900S11 2084 2072 001/001 1



GMS / CELESTINA MASTER POA  
BERNADETTE PEREGRINO

475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092-3649

ACCOUNT NUMBER	DATE	BALANCE
721658	3/8/2023	\$708.23

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

0000000098457001000000004168000000007082384

Please Return this portion with your payment

1287281 1/1 13647 7580 14847 1/1 13647

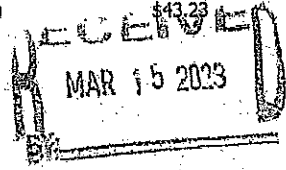
Invoice Due Date	11/13/2022	Invoice	1719084	PO #	
------------------	------------	---------	---------	------	--

Date	Description	Quantity	Amount	Tax	Total
------	-------------	----------	--------	-----	-------

20 Lunette Court, St Johns, Fl St. Augustine, FL 32092

10/14/2022	Fountain Repair		\$665.00	\$43.23	\$708.23
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1,320.572,463



# REPRINT OF OUTSTANDING INVOICE

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

<b>Total Account Balance including this invoice:</b>	\$2728.23	<b>This Invoice Total:</b>	\$708.23
--	-----------	----------------------------	----------

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 721658  
Portal Registration #: BF41AE40

Corporate Address  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Customer Portal Link: [www.lakedoctors.com/contact-us/make-a-payment/](http://www.lakedoctors.com/contact-us/make-a-payment/)

Set up Customer Portal to pay Invoices online, set up recurring payments, view payment history, and edit contact information



MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.  
Post Office Box 20122  
Tampa, FL 33622-0122  
(904) 262-5500

RETURN SERVICE REQUESTED

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

10.1.7351 1 AB 0.504 71300S11 2065 2073 001/001 1



GMS / CELESTINA MASTER POA  
BERNADETTE PERREGRINO  
475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092-3649

ACCOUNT NUMBER	DATE	BALANCE
721658	3/8/2023	\$1,670.00

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

00000000098457001000000003554600000016700067

Please Return this portion with your payment

1 6969 1561 7351 1469 7351 1469 7351 1469

Invoice Due Date	11/1/2022	Invoice	35546B	PO #
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Date	Description	Quantity	Amount	Tax	Total
<b>20 Lunette Court, St Johns, Fl St. Augustine, FL 32092</b>					
10/1/2022	Water Management - Zone 1, Water Management - Zone 2		\$835.00	\$0.00	\$835.00
			\$835.00	\$0.00	\$835.00

1,320.572461

MAR 15 2023

## REPRINT OF OUTSTANDING INVOICE

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00
<b>AMOUNT DUE</b>	

<b>Total Account Balance including this invoice:</b>	\$2728.23	<b>This Invoice Total:</b>	\$1670.00
--	-----------	----------------------------	-----------

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

<b>Customer Account #:</b> 721658	<b>Corporate Address</b>
<b>Portal Registration #:</b> BF41AE40	4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

**Customer Portal Link:** [www.lakedoctors.com/contact-us/make-a-payment/](http://www.lakedoctors.com/contact-us/make-a-payment/)

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



MAKE CHECK PAYABLE TO:



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

RETURN SERVICE REQUESTED

ADDRESSEE

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

18.1.7352 1 AB 0.604 71900S11 2068 2074 001/001 1



GMS / CELESTINA MASTER POA  
BERNADETTE PERREGRINO

475 WEST TOWN PLACE SUITE 114  
ST AUGUSTINE FL 32092-3849

0000000098457001000000003554700000003500014

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
721658	3/8/2023	\$350.00

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

Please Return this portion with your payment

187521 0 0309 7352 14951 2/1 2022

Invoice Due Date	11/1/2022	Invoice	35547B	PO #	
------------------	-----------	---------	--------	------	--

Date	Description	Quantity	Amount	Tax	Total
10/1/2022	20 Lunette Court, St Johns, Fl St. Augustine, FL 32092 Fountain Cleaning Service - Quarterly		\$350.00	\$0.00	\$350.00

REPRINT OF OUTSTANDING INVOICE

1,320,572,463

RECEIVED  
MAR 15 2023

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00
<b>AMOUNT DUE</b>	

<b>Total Account Balance including this invoice:</b>	\$2728.23	<b>This Invoice Total:</b>	\$350.00
--	-----------	----------------------------	----------

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 721658  
Portal Registration #: BF41AE40

Corporate Address  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Customer Portal Link: [www.lakedoctors.com/contact-us/make-a-payment/](http://www.lakedoctors.com/contact-us/make-a-payment/)  
Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 06/15/22

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of <b>05330</b> ) (Reference JEA bill dated 06/15/22)  1.320.572.465		\$978.10
Any questions please call Vesta WGV Office 904-747-0181			
<b>TOTAL AMOUNT DUE</b>			<b>\$978.10</b>

**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.



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

JUN 21 2022

Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 06/15/22

TOTAL SUMMARY OF CHARGES

Electric .....	\$	5,663.18
Irrigation .....		614.29
Sewer .....		555.66
Water .....		10,104.08

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 16,937.21



Change your light bulbs to LEDs.



JEA's Annual Water Quality report for 2021 is available at [jea.com/WQR2021](http://jea.com/WQR2021). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

0002 360657/4025048 0011884 1 I=1000000000

Do not pay. AutoPay will process your payment on 07/07/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$13,596.17	-\$13,596.17	\$0.00	\$16,937.21	\$16,937.21

WE APPRECIATE  
YOUR BUSINESS

Additional information on reverse side. →




Add \$ \_\_\_\_\_ to my monthly bill; \$ \_\_\_\_\_ for Neighbor to Neighbor and/or \$ \_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 1209880485

Bill Date: 06/15/22

Do not pay. AutoPay will process your payment on 07/07/22.

# 0011884

I=10000000



11884 1 AB 0.468  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824



## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA eBill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With My Budget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bills are paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you see your JEA bill on JEA's website, payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card-convenience fees charged by card payment vendor. Payments up to \$500: \$2.20, \$500.01 - \$1,000: \$4.40, \$1,000.01 - \$10,000: \$9.85.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the type and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

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When you provide a check as payment, you authorize us either to use information on your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6250, commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 211 or 632-9600.

## STATEMENT INFORMATION

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Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

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cf: Cubic foot of water which equals 7.48 gallons of water

kWh: kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Address:

City:

E-mail:

Tel:

665-6000

665-6250

State:

Zip Code:





21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 06/15/22	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	183.61 149.10 17.29 0.22 4.27 12.73	Area Light	05/13/22 - 06/14/22	Street and Area Light Rate
110 ANTLA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	87.03 31.50 6.00 44.72 4.81	Reclaim Commercial	05/12/22 - 06/13/22 Current Reading 1379	Commercial Reclaimed Irrigation Service Consumption 13000 GAL Days Billed 32 Reading Type Regular
121 LACAILLE AV APT IRD1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	87.03 31.50 6.00 44.72 4.81	Reclaim Commercial	05/18/22 - 06/15/22 Current Reading 3090	Commercial Reclaimed Irrigation Service Consumption 13000 GAL Days Billed 28 Reading Type Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	931.30 9.25 480.94 350.37 4.50 21.67 64.57	Gate	05/13/22 - 06/14/22 Current Reading 48332	General Service Consumption 7254 KWH Days Billed 32 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	452.33 9.25 230.86 168.18 2.16 10.52 31.36	Commercial - Electric	05/13/22 - 06/14/22 Current Reading 4345	General Service Consumption 3482 KWH Days Billed 32 Reading Type Regular
23 ANLA ST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	05/12/22 - 06/13/22 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 32 Reading Type Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 CELESTA PY APT IR01 Detail Charges: 12 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	104.95 85.20 9.90 0.13 2.44 7.28	Area Light	05/13/22 - 06/14/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges: 38 Unit(s) 70W HPS CH PT 16 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	472.17 243.96 113.60 69.98 0.90 10.99 32.74	Area Light	05/13/22 - 06/14/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	8,786.72 201.60 6.00 48.17 7,797.24 733.71	Reclaim Commercial	05/12/22 - 06/13/22 Current Reading 15003 Meter Nbr 89006063	Commercial Reclaimed Irrigation Service Consumption 1983000 GAL Days Billed 32 Reading Type Regular
33 CELESTA PY Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	691.19 9.25 355.57 259.03 3.33 16.08 47.93	Commercial - Electric	05/13/22 - 06/14/22 Current Reading 12070 Meter Nbr 22953660 10.72 22953660	General Service Consumption 5363 KWH Days Billed 32 Reading Type Regular 10.72 Regular
33 CELESTA PY Detail Charges: Basic Monthly Charge Water Consumption Charge Environmental Charge	W	39.36 18.90 16.39 4.07	Commercial - Water	05/12/22 - 06/13/22 Current Reading 1002 Meter Nbr 79232846	Commercial Water Service Consumption 11000 GAL Days Billed 32 Reading Type Regular
33 STARLIS PL Detail Charges: Basic Monthly Charge Reclaimed Water Inspection Fee Tier 1 Consumption (1-14 kgal @ \$2.60) Tier 2 Consumption (> 14 kgal @ \$5.60) Environmental Charge	W	179.91 18.90 6.00 36.41 106.39 12.21	Reclaim Residential	05/12/22 - 06/13/22 Current Reading 1793 Meter Nbr 82196211	Residential Reclaimed Irrigation Consumption 33000 GAL Days Billed 32 Reading Type Regular
33 TALORIV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	108.16 31.50 6.00 48.17 15.83 6.66	Reclaim Commercial	05/12/22 - 06/13/22 Current Reading 4122 Meter Nbr 7872792	Commercial Reclaimed Irrigation Service Consumption 18000 GAL Days Billed 32 Reading Type Regular

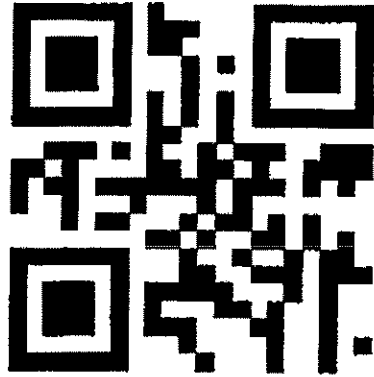
Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
<b>35 MANDARA WY</b>	E	2,773.23	Commercial - Electric	05/13/22 - 06/14/22	General Service
<b>Detail</b>		9.25	Meter Nbr	Current Reading	Consumption
<b>Charges:</b>		1,442.69	22489790	24650	21760 KWH
Basic Monthly Charge		1,051.00	22489790	1.22	48.80 KW
Energy Charge (\$0.0663 per kWh)		13.49			
Fuel Cost		64.52			
Environmental Charge		192.28			
Gross Receipts Tax					
Florida State Sales Tax					
<b>35 MANDARA WY</b>	I	614.29	Irrigation 1 - Commercial	05/12/22 - 06/13/22	Commercial Irrigation Service
<b>Detail</b>		63.00	Meter Nbr	Current Reading	Consumption
<b>Charges:</b>		48.17	78261618	14256	129000 GAL
Basic Monthly Charge		455.39			
Tier 1 Consumption (1-14 kgal @ \$3.44)		47.73			
Tier 2 Consumption (> 14 kgal @ \$3.96)					
Environmental Charge					
<b>35 MANDARA WY</b>	S	555.66	Commercial - Water/Sewer	05/12/22 - 06/13/22	Commercial Sewer Service
<b>Detail</b>		338.40	Meter Nbr	Current Reading	Consumption
<b>Charges:</b>		204.68	79251944	2044	34000 GAL
Basic Monthly Charge		12.58			
Sewer Usage Charge					
Environmental Charge					
<b>35 MANDARA WY</b>	W	264.84	Commercial - Water/Sewer	05/12/22 - 06/13/22	Commercial Water Service
<b>Detail</b>		201.60	Meter Nbr	Current Reading	Consumption
<b>Charges:</b>		50.66	79251944	2044	34000 GAL
Basic Monthly Charge		12.58			
Water Consumption Charge					
Environmental Charge					
<b>44 CALLIE WY APT IR01</b>	W	403.79	Reclaim Commercial	05/12/22 - 06/13/22	Commercial Reclaimed Irrigation Service
<b>Detail</b>		63.00	Meter Nbr	Current Reading	Consumption
<b>Charges:</b>		6.00	86322464	4645	79000 GAL
Basic Monthly Charge		48.17			
Inspection Fee		257.39			
Tier 1 Consumption (1-14 kgal @ \$3.44)		29.23			
Tier 2 Consumption (> 14 kgal @ \$3.96)					
Environmental Charge					
<b>56 CALLIE WY APT IR01</b>	E	41.42	Irrigation 1 - Electric	05/13/22 - 06/14/22	General Service
<b>Detail</b>		9.25	Meter Nbr	Current Reading	Consumption
<b>Charges:</b>		16.31	23650846	5205	246 KWH
Basic Monthly Charge		11.88			
Energy Charge (\$0.0663 per kWh)		0.15			
Fuel Cost		0.96			
Environmental Charge		2.87			
Gross Receipts Tax					
Florida State Sales Tax					
<b>57 SOLIS AV APT LS01</b>	W	90.84	Reclaim Commercial	05/12/22 - 06/13/22	Commercial Reclaimed Irrigation Service
<b>Detail</b>		31.50	Meter Nbr	Current Reading	Consumption
<b>Charges:</b>		6.00	78582271	1219	14000 GAL
Basic Monthly Charge		48.16			
Inspection Fee		5.18			
Tier 1 Consumption (1-14 kgal @ \$3.44)					
Environmental Charge					





Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Service Period:	Bill Rate:
65 DELANO ST Detail Charges:	E	12.98 9.25 1.46 1.06 0.01 0.30 0.90	Commercial - Electric	14113889	05/13/22 - 06/14/22 Current Reading 2445	General Service Consumption 22 KWH Days Billed 32 Reading Type Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water	79232848	05/12/22 - 06/13/22 Current Reading 0	Commercial Water Service Consumption 0 GAL Days Billed 32 Reading Type Regular

# INVOICE SPLITTER PAGE



## Instructions:

1. Use this page for custom splitting of individual invoices, of varying page count.
2. This is a separator page. Place one before each invoice.
3. Following pages will be grouped together into one document, until another separator or cover page is encountered.



**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 07/15/22**

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference JEA bill dated 07/15/22)  <p style="text-align: center;">1,320,572.465</p>		\$972.95
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
			<b>TOTAL AMOUNT DUE</b>
			<b>\$972.95</b>

**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.



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

JUL 21 2022



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 07/15/22

TOTAL SUMMARY OF CHARGES

Electric .....	\$	6,000.12
Irrigation .....		960.69
Sewer .....		453.42
Water .....		10,019.09

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 17,433.32



Storm Season lasts through November 30. Make a plan to protect the people and things you value. Visit [jea.com/storm](http://jea.com/storm) to learn more.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Do not pay. AutoPay will process your payment on 08/08/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$16,937.21	-\$16,937.21	\$0.00	\$17,433.32	\$17,433.32

**WE APPRECIATE  
YOUR BUSINESS**

Additional information on reverse side. →




Add \$\_\_\_\_\_ to my monthly bill; \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

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Bill Date: 07/15/22

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# 0001732

I=10000000



1732 1 AB 0.488  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824





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## ADDRESS CORRECTION

Account # \_\_\_\_\_ Tel: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 07/15/22	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTILA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	186.02 149.10 19.48 0.21 4.33 12.90	Area Light	06/14/22 - 07/14/22	Street and Area Light Rate
110 ANTILA WY APT LSO1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial	06/13/22 - 07/13/22	Commercial Reclaimed Irrigation Service Consumption 12000 GAL Days Billed 30 Reading Type Regular Meter Nbr 86614801 Current Reading 1391
121 LACVILLE AV APT RB1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	95.17 31.50 6.00 48.17 3.95 5.55	Reclaim Commercial	06/15/22 - 07/15/22	Commercial Reclaimed Irrigation Service Consumption 15000 GAL Days Billed 30 Reading Type Regular Meter Nbr 71986681 Current Reading 3105
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	934.21 9.25 445.14 389.14 4.16 21.74 64.78	Gate	06/14/22 - 07/14/22	General Service Consumption 6714 KWH Days Billed 30 Reading Type Regular Meter Nbr 14114934 Current Reading 55046
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	630.07 9.25 298.62 261.06 2.79 14.66 43.69	Commercial - Electric	06/14/22 - 07/14/22	General Service Consumption 4504 KWH Days Billed 30 Reading Type Regular Meter Nbr 24827846 Current Reading 8849





Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
23 ANLA ST APT L501 Detail Charges:	W	37.50 31.50 6.00	Reclaim Commercial Meter Nbr 78582270	06/13/22 - 07/13/22 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Regular
29 CELESTA PY APT IR01 Detail Charges:	E	106.28 85.20 11.13 0.12 2.47 7.36	Area Light	06/14/22 - 07/14/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	E	481.72 243.96 113.60 78.71 0.84 11.21 33.40	Area Light	06/14/22 - 07/14/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	W	8,739.09 201.60 6.00 48.17 7,753.68 729.64	Reclaim Commercial Meter Nbr 88006663	06/13/22 - 07/13/22 Current Reading 16975	Commercial Reclaimed Irrigation Service Consumption 1972000 GAL Regular
33 CELESTA PY Detail Charges:	E	591.11 9.25 279.85 244.65 2.62 13.75 40.99	Commercial - Electric Meter Nbr 22953660 22953660	06/14/22 - 07/14/22 Current Reading 16291 10.69	General Service Consumption 4221 KWH 10.69 KW Regular
33 CELESTA PY Detail Charges:	W	35.64 18.90 13.41 3.33	Commercial - Water Meter Nbr 79232846	06/13/22 - 07/13/22 Current Reading 1011	Commercial Water Service Consumption 9000 GAL Regular
33 STARLIS PL Detail Charges:	W	162.00 18.90 6.00 36.41 89.59 11.10	Reclaim Residential Meter Nbr 82196211	06/13/22 - 07/13/22 Current Reading 1823	Residential Reclaimed Irrigation Consumption 30000 GAL Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
<b>33 TALORIAN APT IR01</b>	W	99.50	Reclaim Commercial	06/13/22 - 07/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50	Meter Nbr	Current Reading	Consumption
Charges:		6.00	7872792	4138	16000 GAL
		48.17			Days Billed
		7.91			30
		5.92			Reading Type
					Regular
<b>35 MANDARA WY</b>	E	3,015.90	Commercial - Electric	06/14/22 - 07/14/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		1,447.99	22489790	25196	21840 KWH
		1,265.84		1.30	52.00 KW
		13.54			Regular
		70.17			Regular
		209.11			Regular
<b>35 MANDARA WY</b>	I	960.69	Irrigation 1 - Commercial	06/13/22 - 07/13/22	Commercial Irrigation Service
Detail		63.00	Meter Nbr	Current Reading	Consumption
Charges:		48.17	78261618	14465	209000 GAL
		772.19			30
		77.33			Regular
<b>35 MANDARA WY</b>	S	453.42	Commercial - Water/Sewer	06/13/22 - 07/13/22	Commercial Sewer Service
Detail		338.40	Meter Nbr	Current Reading	Consumption
Charges:		108.36	79251944	2062	18000 GAL
		6.66			30
					Regular
<b>35 MANDARA WY</b>	W	235.08	Commercial - Water/Sewer	06/13/22 - 07/13/22	Commercial Water Service
Detail		201.60	Meter Nbr	Current Reading	Consumption
Charges:		26.82	79251944	2062	18000 GAL
		6.66			30
					Regular
<b>44 CALLE WY APT IR01</b>	W	429.77	Reclaim Commercial	06/13/22 - 07/13/22	Commercial Reclaimed Irrigation Service
Detail		63.00	Meter Nbr	Current Reading	Consumption
Charges:		6.00	86322464	4730	85000 GAL
		48.17			30
		281.15			Regular
		31.45			Regular
<b>56 CALLE WY APT IR01</b>	E	42.00	Irrigation 1 - Electric	06/14/22 - 07/14/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		15.32	23650846	5436	231 KWH
		13.39			30
		0.14			Regular
		0.98			Regular
		2.92			Regular
<b>57 SOLIS AV APT LS01</b>	W	83.22	Reclaim Commercial	06/13/22 - 07/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50	Meter Nbr	Current Reading	Consumption
Charges:		6.00	78582271	1231	12000 GAL
		41.28			30
		4.44			Regular



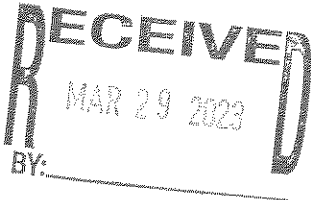
Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:	
65 DELANO ST Detail Charges:	E	12.81 9.25 1.26 1.10 0.01 0.30 0.89	Commercial - Electric Meter Nbr 14113889	06/14/22 - 07/14/22 Current Reading 2464	General Service Consumption 19 KWH	30 Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	06/13/22 - 07/13/22 Current Reading 0	Commercial Water Service Consumption 0 GAL	30 Regular

**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 08/18/22

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



	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference JEA bill dated 08/18/22)  1.320.572.465		\$760.70
Any questions please call Vesta WGV Office 904-747-0181			
<b>TOTAL AMOUNT DUE</b>			<b>\$760.70</b>

**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.



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 08/18/22

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	7,049.49
Irrigation .....		718.21
Sewer .....		485.37
Water .....		7,905.97

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 16,159.04



JEA will suspend service disconnections from August 1, 2022 through September 18, 2022. Please pay your bill by the due date if possible, to avoid accumulating a large balance.



If your business floods and water rises above the electrical outlets, it's important to call a licensed electrician to check the wiring before you restore power.

Do not pay. AutoPay will process your payment on 09/09/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$17,433.32	-\$17,433.32	\$0.00	\$16,159.04	\$16,159.04

**WE APPRECIATE YOUR BUSINESS**

Additional information on reverse side. →



Add \$ \_\_\_\_\_ to my monthly bill: \$ \_\_\_\_\_ for Neighbor to Neighbor and/or \$ \_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 1209880485	Bill Date: 08/18/22	Do not pay. AutoPay will process your payment on 09/09/22.
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CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824

**BILLING AND PAYMENT OPTIONS**

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on jea.com, your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01 - \$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at jea.com. Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

**STATEMENT INFORMATION**

**APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.**

**Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.**

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgal or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

**ADDRESS CORRECTION**

Account # \_\_\_\_\_ Tel: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail: \_\_\_\_\_





21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 08/18/22	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTILA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	189.44 149.10 22.60 0.20 4.41 13.13	Area Light	07/14/22 - 08/12/22	Street and Area Light Rate
110 ANTILA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	87.03 31.50 6.00 44.72 4.81	Reclaim Commercial	07/13/22 - 08/11/22 Current Reading 1404	Commercial Reclaimed Irrigation Service Consumption 13000 GAL Days Billed 29 Reading Type Regular
121 LACAILLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial	07/15/22 - 08/12/22 Current Reading 3117	Commercial Reclaimed Irrigation Service Consumption 12000 GAL Days Billed 28 Reading Type Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,068.98 9.25 466.75 489.63 4.36 24.87 74.12	Gate	07/14/22 - 08/12/22 Current Reading 62086	General Service Consumption 7040 KWH Days Billed 29 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	695.86 9.25 302.26 317.08 2.83 16.19 48.25	Commercial - Electric	07/14/22 - 08/12/22 Current Reading 13408	General Service Consumption 4559 KWH Days Billed 29 Reading Type Regular
23 ANILAST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	07/13/22 - 08/11/22 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 29 Reading Type Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 CELESTA PY APT IR01	E	108.28	Area Light	07/14/22 - 08/12/22	Street and Area Light Rate
Detail		85.20			
Charges:		12.94			
		0.12			
		2.52			
		7.50			
29 CELESTA PY APT IR01	E	495.58	Area Light	07/14/22 - 08/12/22	Street and Area Light Rate
Detail		243.96			
Charges:		113.60			
		91.32			
		0.81			
		11.53			
		34.36			
29 CELESTA PY APT IR01	W	6,686.67	Reclaim Commercial	07/13/22 - 08/11/22	Commercial Reclaimed Irrigation Service
Detail		201.60			
Charges:		6.00			
		48.17			
		5,876.64			
		554.26			
33 CELESTA PY	E	671.03	Commercial - Electric	07/14/22 - 08/12/22	General Service
Detail		9.25			
Charges:		291.32			
		305.60			
		2.72			
		15.61			
		46.53			
33 CELESTA PY	W	35.64	Commercial - Water	07/13/22 - 08/11/22	Commercial Water Service
Detail		18.90			
Charges:		13.41			
		3.33			
33 STAPLES FL	W	96.33	Reclaim Residential	07/13/22 - 08/11/22	Residential Reclaimed Irrigation
Detail		18.90			
Charges:		6.00			
		36.41			
		27.99			
		7.03			
33 TALORIAN APT IR01	W	95.17	Reclaim Commercial	07/13/22 - 08/11/22	Commercial Reclaimed Irrigation Service
Detail		31.50			
Charges:		6.00			
		48.17			
		3.95			
		5.55			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY	E	3,764.12	Commercial - Electric	07/14/22 - 08/12/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		1,654.85	22489790	25820	24960 KWH
		1,735.97	22489790	1.36	54.40 KW
		15.48			
		87.58			
		260.99			
		718.21			
35 MANDARA WY	I	63.00	Irrigation 1 - Commercial	07/13/22 - 08/11/22	Commercial Irrigation Service
Detail		48.17	Meter Nbr	Current Reading	Consumption
Charges:		550.43	78261618	14618	153000 GAL
		56.61			
		485.37			
35 MANDARA WY	S	338.40	Commercial - Water/Sewer	07/13/22 - 08/11/22	Commercial Sewer Service
Detail		138.46	Meter Nbr	Current Reading	Consumption
Charges:		8.51	79251944	2085	23000 GAL
		244.38			
35 MANDARA WY	W	201.60	Commercial - Water/Sewer	07/13/22 - 08/11/22	Commercial Water Service
Detail		34.27	Meter Nbr	Current Reading	Consumption
Charges:		8.51	79251944	2085	23000 GAL
		434.10			
44 CALLIE WY APT IR01	W	63.00	Reclaim Commercial	07/13/22 - 08/11/22	Commercial Reclaimed Irrigation Service
Detail		6.00	Meter Nbr	Current Reading	Consumption
Charges:		48.17	86322464	4816	86000 GAL
		285.11			
		31.82			
56 CALLIE WY APT IR01	E	43.43	Irrigation 1 - Electric	07/14/22 - 08/12/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		14.65	23650846	5657	221 KWH
		15.37			
		0.14			
		1.01			
		3.01			
57 SOLS AV APT LS01	W	87.03	Reclaim Commercial	07/13/22 - 08/11/22	Commercial Reclaimed Irrigation Service
Detail		31.50	Meter Nbr	Current Reading	Consumption
Charges:		6.00	76682271	1244	13000 GAL
		44.72			
		4.81			

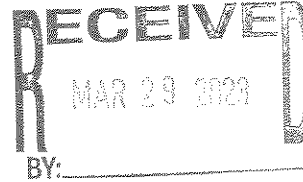
Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Service Period:	Bill Rate:
65 DELANO ST	E	12.77	Commercial - Electric	14113889	07/14/22 - 08/12/22	General Service
Detail		9.25			Current Reading	Consumption
Charges:		1.13			2481	17 KWH
		1.19				Days Billed
		0.01				29
		0.30				Reading
		0.89				Regular
						Type
65 DELANO ST	W	18.90	Commercial - Water	79232848	07/13/22 - 08/11/22	Commercial Water Service
Detail		18.90			Current Reading	Consumption
Charges:					0	0 GAL
						29
						Regular
						Type

**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 09/16/22**

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



	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of <b>05330</b> )  (Reference JEA bill dated 09/16/22)		\$746.07
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
<b>TOTAL AMOUNT DUE</b>			<b>\$746.07</b>

**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.



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

SEP 22 2022



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 09/16/22

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	8,652.29
Irrigation .....		700.89
Sewer .....		542.88
Water .....		7,778.20

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 17,674.26



JEA will resume service disconnections as early as September 19, 2022. Please go to JEA.com/assistance to explore payment options to pay your bill.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

Do not pay. AutoPay will process your payment on 10/10/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$16,159.04	-\$16,159.04	\$0.00	\$17,674.26	\$17,674.26

**WE APPRECIATE YOUR BUSINESS**

Additional information on reverse side. →




Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 1209880485

Bill Date: 09/16/22

Do not pay. AutoPay will process your payment on 10/10/22.

# 0011680 I-10000000



11680 1 AB 0.488  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824



## BILLING AND PAYMENT OPTIONS

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**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuel JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgal or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

**Account #**

**Tel:**

**Address:**

**City:**

**State:**

**Zip Code:**

**E-mail:**



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

**SERVICE DETAILS**

Account Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	Account #: 1209880485	Bill Date: 09/16/22	Cycle: 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	198.60 149.10 30.88 0.23 4.62 13.77	Area Light	08/12/22 - 09/14/22	Street and Area Light Rate
110 ANTLA WY APT LSD1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	90.84 31.50 6.00 48.16 5.18	Reclaim Commercial	08/11/22 - 09/13/22 Current Reading 1418	Commercial Reclaimed Irrigation Service Consumption 14000 GAL Days Billed 33 Reading Type Regular
121 LACVILLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	112.49 31.50 6.00 48.17 19.79 7.03	Reclaim Commercial	08/12/22 - 09/16/22 Current Reading 3136	Commercial Reclaimed Irrigation Service Consumption 19000 GAL Days Billed 35 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,346.62 9.25 534.64 673.02 5.00 31.33 93.38	Gate	08/12/22 - 09/14/22 Current Reading 70150	General Service Consumption 8064 KWH Days Billed 33 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	858.56 9.25 339.39 427.23 3.17 19.98 59.54	Commercial - Electric	08/12/22 - 09/14/22 Current Reading 18527	General Service Consumption 5119 KWH Days Billed 33 Reading Type Regular







Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Service Period:	Bill Rate:
23 ANILAST APT L501	W	37.50	Reclaim Commercial	78582270	08/11/22 - 09/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50			Current Reading	Consumption
Charges:		6.00		0	0 GAL	Days Billed
						33
29 CELESTIA PY APT IR01	E	113.45	Area Light		08/12/22 - 09/14/22	Street and Area Light Rate
Detail		85.20				
Charges:		17.61				
		0.13				
		2.64				
		7.87				
29 CELESTIA PY APT IR01	E	532.48	Area Light		08/12/22 - 09/14/22	Street and Area Light Rate
Detail		243.96				
Charges:		113.60				
		124.68				
		0.93				
		12.39				
		36.92				
29 CELESTIA PY APT IR01	W	6,578.42	Reclaim Commercial	89006063	08/11/22 - 09/13/22	Commercial Reclaimed Irrigation Service
Detail		201.60		19946	1473000 GAL	Consumption
Charges:		6.00			33	Days Billed
		48.17				Regular
		5,777.64				
		545.01				
33 CELESTIA PY	E	872.32	Commercial - Electric		08/12/22 - 09/14/22	General Service
Detail		9.25				
Charges:		344.89		22953660	5202 KWH	Consumption
		434.16		10.45	10.45 KW	Days Billed
		3.23				33
		20.30				Regular
		60.49				Regular
33 CELESTIA PY	W	37.50	Commercial - Water		08/11/22 - 09/13/22	Commercial Water Service
Detail		18.90				
Charges:		14.90		79232846	1030	Consumption
		3.70				10000 GAL
						33
						Regular
33 STAPLUS PL	W	51.63	Reclaim Residential		08/11/22 - 09/13/22	Residential Reclaimed Irrigation
Detail		18.90				
Charges:		6.00		82196211	1851	Consumption
		23.40				9000 GAL
		3.33				33
						Regular
33 TALORIAN APT IR01	W	112.49	Reclaim Commercial		08/11/22 - 09/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50				
Charges:		6.00		78727792	4172	Consumption
		48.17				19000 GAL
		19.79				33
		7.03				Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY	E	4,663.79	Commercial - Electric	08/12/22 - 09/14/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		1,861.70	22489790	26522	28080 KWH
		2,343.56	22489790	1.37	54.80 KW
		17.41			Regular
		108.51			Regular
		323.36			
35 MANDARA WY	I	700.89	Irrigation 1 - Commercial	08/11/22 - 09/13/22	Commercial Irrigation Service
Detail		63.00	Meter Nbr	Current Reading	Consumption
Charges:		48.17	78261618	14767	149000 GAL
		534.59			33
		55.13			Regular
35 MANDARA WY	S	542.88	Commercial - Water/Sewer	08/11/22 - 09/13/22	Commercial Sewer Service
Detail		338.40	Meter Nbr	Current Reading	Consumption
Charges:		192.64	79251944	2117	32000 GAL
		11.84			33
					Regular
35 MANDARA WY	W	261.12	Commercial - Water/Sewer	08/11/22 - 09/13/22	Commercial Water Service
Detail		201.60	Meter Nbr	Current Reading	Consumption
Charges:		47.68	79251944	2117	32000 GAL
		11.84			33
					Regular
44 CALLIE WY APT IR01	W	382.14	Reclaim Commercial	08/11/22 - 09/13/22	Commercial Reclaimed Irrigation Service
Detail		63.00	Meter Nbr	Current Reading	Consumption
Charges:		6.00	86322464	4890	74000 GAL
		48.17			33
		237.59			Regular
		27.38			
56 CALLIE WY APT IR01	E	52.30	Irrigation 1 - Electric	08/12/22 - 09/14/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		16.84	23650846	5911	254 KWH
		21.20			33
		0.16			Regular
		1.22			
		3.63			
57 SOLIS AV APT LS01	W	95.17	Reclaim Commercial	08/11/22 - 09/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50	Meter Nbr	Current Reading	Consumption
Charges:		6.00	78582271	1259	15000 GAL
		48.17			33
		3.95			Regular
		5.55			



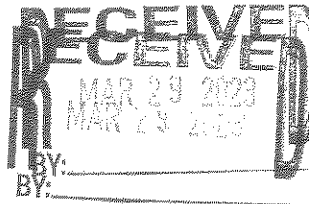
Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELAND ST	E	14.17	Commercial - Electric	08/12/22 - 09/14/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		1.59	14113889	2506	24 KWH
Basic Monthly Charge		2.00			Days Billed
Energy Charge (\$0.0663 per kWh)		0.01			33
Fuel Cost		0.33			Reading Type
Environmental Charge		0.99			Regular
Gross Receipts Tax					
Florida State Sales Tax					
65 DELAND ST	W	18.90	Commercial - Water	08/11/22 - 09/13/22	Commercial Water Service
Detail		18.90	Meter Nbr	Current Reading	Consumption
Charges:			79232848	0	0 GAL
Basic Monthly Charge					Days Billed
					33
					Reading Type
					Regular

**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 10/14/22**

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



	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference JEA bill dated 10/14/22)  1,320,572.465		\$378.72
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
<b>TOTAL AMOUNT DUE</b>			<b>\$378.72</b>

**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.

OCT 21 2022



21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 10/14/22

TOTAL SUMMARY OF CHARGES

Electric .....	\$	7,258.74
Irrigation .....		527.69
Sewer .....		613.17
Water .....		4,123.27

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 12,522.87



Change your light bulbs to LEDs.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

Do not pay. AutoPay will process your payment on 11/07/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$17,674.26	-\$17,674.26	\$0.00	\$12,522.87	\$12,522.87

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side. →



Add \$\_\_\_\_\_ to my monthly bill; \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 1209880485

Bill Date: 10/14/22

Do not pay. AutoPay will process your payment on 11/07/22.

# 0001885

I=10000000



1885 1 AB 0.488  
CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
200 BUSINESS PARK CIR STE 101  
ST AUGUSTINE FL 32095-8824



## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can be paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, (\$500.01 - \$1,000: \$4.40, \$1,000.01 - \$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, (\$500.01 - \$1,000: \$4.40, \$1,000.01 - \$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check as payment,** you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE**—Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

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**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

**Account #**

**Tel:**

**Address:**

**City:**

**State:**

**Zip Code:**

**E-mail:**



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 10/14/22	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLA WY APT ARL T Detail Charges: 21 Units) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	192.84 149.10 25.68 0.20 4.49 13.37	Area Light	09/14/22 - 10/13/22	Street and Area Light Rate
110 ANTLA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial	09/13/22 - 10/12/22	Commercial Reclaimed Irrigation Service Consumption 12000 GAL Days Billed 29 Reading Type Regular
121 LACALLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	95.17 31.50 6.00 48.17 3.95 5.55	Reclaim Commercial	09/16/22 - 10/14/22	Commercial Reclaimed Irrigation Service Consumption 15000 GAL Days Billed 28 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,062.93 9.25 433.93 517.25 4.06 24.73 73.71	Gate	09/14/22 - 10/13/22	General Service Consumption 6545 KWH Days Billed 29 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	732.24 9.25 297.62 354.77 2.78 17.04 50.78	Commercial - Electric	09/14/22 - 10/13/22	General Service Consumption 4489 KWH Days Billed 29 Reading Type Regular





Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Service Period:	Bill Rate:
23 ANILA ST APT LS01 Detail Charges:	W	37.50 31.50 6.00	Reclaim Commercial	78582270	09/13/22 - 10/12/22 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Regular
29 CELESTA PY APT IR01 Detail Charges:	E	110.22 85.20 14.70 0.12 2.56 7.64	Area Light		09/14/22 - 10/13/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	E	509.30 243.96 113.60 103.77 0.81 11.85 35.31	Area Light		09/14/22 - 10/13/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	W	2,837.29 201.60 6.00 48.17 2,356.19 225.33	Reclaim Commercial	89006063	09/13/22 - 10/12/22 Current Reading 20555	Commercial Reclaimed Irrigation Service Consumption 609000 GAL Regular
33 CELESTA PY Detail Charges:	E	921.21 9.25 375.52 447.62 3.51 21.43 63.88	Commercial - Electric	22953660 22953660	09/14/22 - 10/13/22 Current Reading 31551 10.58	General Service Consumption 5664 KWH 10.58 KW Regular
33 CELESTA PY Detail Charges:	W	35.64 18.90 13.41 3.33	Commercial - Water	79232846	09/13/22 - 10/12/22 Current Reading 1039	Commercial Water Service Consumption 9000 GAL 29 Regular
33 STARLIS PL Detail Charges:	W	57.57 18.90 6.00 28.60 4.07	Reclaim Residential	82196211	09/13/22 - 10/12/22 Current Reading 1862	Residential Reclaimed Irrigation Consumption 11000 GAL 29 Regular
33 TALORIAN APT IR01 Detail Charges:	W	108.16 31.50 6.00 48.17 15.83 6.66	Reclaim Commercial	78727792	09/13/22 - 10/12/22 Current Reading 4190	Commercial Reclaimed Irrigation Service Consumption 18000 GAL 29 Regular





Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
35 MANDARA WY Detail Charges:	E	3,671.01 9.25 1,508.99 1,798.72 14.11 85.41 254.53	Commercial - Electric	09/14/22 - 10/13/22 Current Reading 27091 1.30	General Service Consumption 22760 KWH 52.00 KW	Days Billed 29 29	Reading Type Regular Regular
35 MANDARA WY Detail Charges:	I	527.69 63.00 48.17 376.19 40.33	Irrigation 1 - Commercial	09/13/22 - 10/12/22 Current Reading 14876	Commercial Irrigation Service Consumption 109000 GAL	29	Regular
35 MANDARA WY Detail Charges:	S	613.17 338.40 258.86 15.91	Commercial - Water/Sewer	09/13/22 - 10/12/22 Current Reading 2160	Commercial Sewer Service Consumption 43000 GAL	29	Regular
35 MANDARA WY Detail Charges:	W	281.58 201.60 64.07 15.91	Commercial - Water/Sewer	09/13/22 - 10/12/22 Current Reading 2160	Commercial Water Service Consumption 43000 GAL	29	Regular
44 CALLEL WY APT R01 Detail Charges:	W	477.40 63.00 6.00 48.17 324.71 35.52	Reclaim Commercial	09/13/22 - 10/12/22 Current Reading 4886	Commercial Reclaimed Irrigation Service Consumption 96000 GAL	29	Regular
56 CALLEL WY APT R01 Detail Charges:	E	45.74 9.25 14.65 17.47 0.14 1.06 3.17	Irrigation 1 - Electric	09/14/22 - 10/13/22 Current Reading 6132	General Service Consumption 221 KWH	29	Regular
57 SOLIS AV APT LS01 Detail Charges:	W	90.84 31.50 6.00 48.16 5.18	Reclaim Commercial	09/13/22 - 10/12/22 Current Reading 1273	Commercial Reclaimed Irrigation Service Consumption 14000 GAL	29	Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELANO ST Detail	E	13.25	Commercial - Electric	09/14/22 - 10/13/22	General Service
Charges:		9.25	Meter Nbr	Current Reading	Consumption
Basic Monthly Charge		1.26	14113889	2524	19 KWH
Energy Charge (\$0.0663 per kWh)		1.50			Days Billed
Fuel Cost		0.01			29
Environmental Charge		0.31			Reading Type
Gross Receipts Tax		0.92			Regular
Florida State Sales Tax		18.90			
65 DELANO ST Detail	W	18.90	Commercial - Water	09/13/22 - 10/12/22	Commercial Water Service
Charges:			Meter Nbr	Current Reading	Consumption
Basic Monthly Charge			79232848	0	0 GAL
					Days Billed
					29
					Reading Type
					Regular

**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 11/16/22**

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of <b>05330</b> ) (Reference JEA bill dated 11/16/22)  1.320.572.465		\$505.53
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
<b>TOTAL AMOUNT DUE</b>			<b>\$505.53</b>

**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.



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.8000 • Fax: 904.665.7990 • Internet: jea.com

REC'D NOV 21 2022



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 11/16/22

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	5,883.51
Irrigation .....		722.54
Sewer .....		740.97
Water .....		5,428.64

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 12,775.66



Your bill may be lower this month because of cooler temperatures and lower fuel costs.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Do not pay. AutoPay will process your payment on 12/08/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$12,522.87	-\$12,522.87	\$0.00	\$12,775.66	\$12,775.66

**WE APPRECIATE YOUR BUSINESS**

Additional information on reverse side. →



Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 1209880485	Bill Date: 11/16/22	Do not pay. AutoPay will process your payment on 12/08/22.
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# 0012592 I=10000000



12592 1 AB 0.488  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824



## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA e-bill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01-\$1,000: \$4.40, \$1,000.01-\$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01-\$1,000: \$4.40, \$1,000.01-\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.**

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgal or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water, which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 11/16/22	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTILAWVAPT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	180.92 149.10 14.85 0.22 4.21 12.54	Area Light	10/13/22 - 11/14/22	Street and Area Light Rate
110 ANTILAWVAPT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	87.03 31.50 6.00 44.72 4.81	Reclaim Commercial	10/12/22 - 11/13/22 Current Reading 1443	Commercial Reclaimed Irrigation Service Consumption 13000 GAL Days Billed 32 Reading Type Regular
121 LACALLE AV APT #D01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	95.17 31.50 6.00 48.17 3.95 5.55	Reclaim Commercial	10/14/22 - 11/16/22 Current Reading 3166	Commercial Reclaimed Irrigation Service Consumption 15000 GAL Days Billed 33 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	893.14 9.25 490.02 306.58 4.58 20.78 61.93	Gate	10/13/22 - 11/14/22 Current Reading 84086	General Service Consumption 7391 KWH Days Billed 32 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	608.60 9.25 332.10 207.78 3.11 14.16 42.20	Commercial - Electric	10/13/22 - 11/14/22 Current Reading 28025	General Service Consumption 5009 KWH Days Billed 32 Reading Type Regular





Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Service Period:	Bill Rate:
23 ANLA ST APT LS01 Detail Charges:	W	37.50 31.50 6.00	Reclaim Commercial	78582270	10/12/22 - 11/13/22 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 32 Reading Type Regular
29 CELESTA PY APT IR01 Detail Charges:	E	103.42 85.20 8.51 0.13 2.41 7.17	Area Light		10/13/22 - 11/14/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	E	461.28 243.96 113.60 60.10 0.90 10.73 31.99	Area Light		10/13/22 - 11/14/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	W	4,144.95 201.60 6.00 48.17 3,552.11 337.07	Reclaim Commercial	88006063	10/12/22 - 11/13/22 Current Reading 21466	Commercial Reclaimed Irrigation Service Consumption 911000 GAL Days Billed 32 Reading Type Regular
33 CELESTA PY Detail Charges:	E	916.57 9.25 503.02 314.71 4.70 21.33 63.56	Commercial - Electric		10/13/22 - 11/14/22	General Service Consumption 7587 KWH Days Billed 32 Reading Type Regular 10.57 KW
33 CELESTA PY Detail Charges:	W	35.64 18.90 13.41 3.33	Commercial - Water	79232846	10/12/22 - 11/13/22 Current Reading 1048	Commercial Water Service Consumption 9000 GAL Days Billed 32 Reading Type Regular
33 STARLIS PL Detail Charges:	W	57.57 18.90 6.00 28.60 4.07	Reclaim Residential	82196211	10/12/22 - 11/13/22 Current Reading 1873	Residential Reclaimed Irrigation Consumption 11000 GAL Days Billed 32 Reading Type Regular
33 TALORIAN APT IR01 Detail Charges:	W	121.15 31.50 6.00 48.17 27.71 7.77	Reclaim Commercial	78727792	10/12/22 - 11/13/22 Current Reading 4211	Commercial Reclaimed Irrigation Service Consumption 21000 GAL Days Billed 32 Reading Type Regular



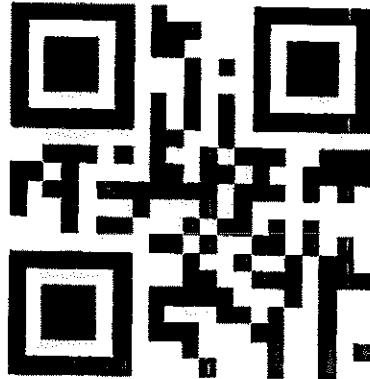
Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY	E	2,667.04	Commercial - Electric	10/13/22 - 11/14/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		1,474.51	22489790	27647	22240 KWH
		922.52	22489790	1.31	52.40 KW
		13.79			Days Billed
		62.05			32
		184.92			Reading Type
					Regular
35 MANDARA WY	I	722.54	Irrigation 1 - Commercial	10/12/22 - 11/13/22	Commercial Irrigation Service
Detail		63.00	Meter Nbr	Current Reading	Consumption
Charges:		48.17	78261618	15030	154000 GAL
		554.39			Days Billed
		56.98			32
					Reading Type
					Regular
35 MANDARA WY	S	740.97	Commercial - Water/Sewer	10/12/22 - 11/13/22	Commercial Sewer Service
Detail		338.40	Meter Nbr	Current Reading	Consumption
Charges:		379.26	79251944	2223	63000 GAL
		23.31			Days Billed
					32
					Reading Type
					Regular
35 MANDARA WY	W	318.78	Commercial - Water/Sewer	10/12/22 - 11/13/22	Commercial Water Service
Detail		201.60	Meter Nbr	Current Reading	Consumption
Charges:		93.87	79251944	2223	63000 GAL
		23.31			Days Billed
					32
					Reading Type
					Regular
44 CALLEL WY APT IR01	W	403.79	Reclaim Commercial	10/12/22 - 11/13/22	Commercial Reclaimed Irrigation Service
Detail		63.00	Meter Nbr	Current Reading	Consumption
Charges:		6.00	86322464	5065	79000 GAL
		48.17			Days Billed
		257.39			32
		29.23			Reading Type
					Regular
56 CALLEL WY APT IR01	E	39.95	Irrigation 1 - Electric	10/13/22 - 11/14/22	General Service
Detail		9.25	Meter Nbr	Current Reading	Consumption
Charges:		16.51	23650846	6381	249 KWH
		10.33			Days Billed
		0.15			32
		0.93			Reading Type
		2.78			Regular
57 SOLIS AV APT LS01	W	108.16	Reclaim Commercial	10/12/22 - 11/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50	Meter Nbr	Current Reading	Consumption
Charges:		6.00	78882271	1291	18000 GAL
		48.17			Days Billed
		15.83			32
		6.66			Reading Type
					Regular





Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELANO ST Detail Charges:	E	12.59 9.25 1.33 0.83 0.01 0.29 0.88	Commercial - Electric Meter Nbr 14113889	10/13/22 - 11/14/22 Current Reading 2544	General Service Consumption 20 KWH Days Billed 32 Reading Type Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	10/12/22 - 11/13/22 Current Reading 0	Commercial Water Service Consumption 0 GAL Days Billed 32 Reading Type Regular

# INVOICE SPLITTER PAGE



## Instructions:

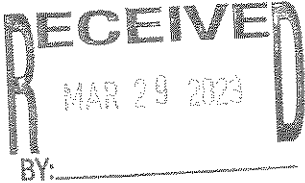
1. Use this page for custom splitting of individual invoices, of varying page count.
2. This is a separator page. Place one before each invoice.
3. Following pages will be grouped together into one document, until another separator or cover page is encountered.

**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 12/15/22

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



	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference JEA bill dated 12/15/22)  1.320.572.465		\$696.46
Any questions please call Vesta WGV Office 904-747-0181			
<p style="text-align: right;"><b>TOTAL AMOUNT DUE</b></p>			<p style="text-align: right;"><b>\$696.46</b></p>

**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.



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 12/15/22

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	5,569.68
Irrigation .....		726.87
Sewer .....		517.32
Water .....		7,270.92

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 14,084.79



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Do not pay. AutoPay will process your payment on 01/06/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$12,775.66	-\$12,775.66	\$0.00	\$14,084.79	\$14,084.79

**WE APPRECIATE YOUR BUSINESS**

Additional information on reverse side. →



Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 1209880485

Bill Date: 12/15/22

Do not pay. AutoPay will process your payment on 01/06/23.

# 0001614

I=00000000



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
200 BUSINESS PARK CIR STE 101  
ST AUGUSTINE FL 32095-8824

**BILLING AND PAYMENT OPTIONS**

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**ADDRESS CORRECTION**

**Account #**

**Tel:**

**Address:**

**City:**

**State:**

**Zip Code:**

**E-mail:**



21 West Church Street, Jacksonville, FL 32202-3139  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

<b>SERVICE DETAILS</b>	
<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485
<b>Bill Date:</b> 12/15/22	<b>Cycle:</b> 14

Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Current Reading	Service Period:	Bill Rate:
110 ANTLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	182.99 149.10 16.73 0.21 4.26 12.69	Area Light			11/14/22 - 12/14/22	Street and Area Light Rate
110 ANTLA WY APT LSO1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	87.03 31.50 6.00 44.72 4.81	Reclaim Commercial	86614801	1456	11/13/22 - 12/13/22	Commercial Reclaimed Irrigation Service Consumption 13000 GAL Days Billed 30 Reading Type Regular
121 LACALLEAV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	79.41 31.50 6.00 37.84 4.07	Reclaim Commercial	71996681	3177	11/16/22 - 12/15/22	Commercial Reclaimed Irrigation Service Consumption 11000 GAL Days Billed 29 Reading Type Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	902.63 9.25 460.06 345.43 4.30 21.00 62.59	Gate			11/14/22 - 12/14/22	General Service Consumption 6939 KWH Days Billed 30 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	577.75 9.25 292.58 219.68 2.74 13.44 40.06	Commercial - Electric			11/14/22 - 12/14/22	General Service Consumption 4413 KWH Days Billed 30 Reading Type Regular
23 ANILA ST APT LSO1 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	78682270	0	11/13/22 - 12/13/22	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 30 Reading Type Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 OELESTA PY APT IR01 Detail Charges: 12 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	104.56 85.20 9.56 0.12 2.43 7.25	Area Light	11/14/22 - 12/14/22	Street and Area Light Rate
29 OELESTA PY APT IR01 Detail Charges: 38 Unit(s) 70W HPS CH PT 16 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	469.47 243.96 113.60 67.60 0.84 10.92 32.55	Area Light	11/14/22 - 12/14/22	Street and Area Light Rate
29 OELESTA PY APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	5,907.27 201.60 6.00 48.17 5,163.84 487.66	Reclaim Commercial	11/13/22 - 12/13/22	Commercial Reclaimed Irrigation Service Meter Nbr 89006063 Current Reading 22784 Consumption 1318000 GAL Days Billed 30 Reading Type Regular
33 OELESTA PY Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	858.77 9.25 437.45 328.45 4.09 19.98 59.55	Commercial - Electric	11/14/22 - 12/14/22	General Service Meter Nbr 22953660 Current Reading 45736 Consumption 6598 KWH Days Billed 30 Reading Type Regular Meter Nbr 22953660 Current Reading 10.53 Consumption 10.53 KW Days Billed 30 Reading Type Regular
33 OELESTA PY Detail Charges: Basic Monthly Charge Water Consumption Charge Environmental Charge	W	33.78 18.90 11.92 2.96	Commercial - Water	11/13/22 - 12/13/22	Commercial Water Service Meter Nbr 79232846 Current Reading 1056 Consumption 8000 GAL Days Billed 30 Reading Type Regular
33 STARLIS PL Detail Charges: Basic Monthly Charge Reclaimed Water Inspection Fee Tier 1 Consumption (1-14 kgal @ \$2.60) Environmental Charge	W	42.72 18.90 6.00 15.60 2.22	Reclaim Residential	11/13/22 - 12/13/22	Residential Reclaimed Irrigation Meter Nbr 82196211 Current Reading 1879 Consumption 6000 GAL Days Billed 30 Reading Type Regular
33 TALORI AV APT R01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	99.50 31.50 6.00 48.17 7.91 5.92	Reclaim Commercial	11/13/22 - 12/13/22	Commercial Reclaimed Irrigation Service Meter Nbr 78727792 Current Reading 4227 Consumption 16000 GAL Days Billed 30 Reading Type Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY	E	2,422.90	Commercial - Electric	11/14/22 - 12/14/22	General Service
Detail		9.25		Current Reading	Consumption
Charges:		1,243.79	Meter Nbr	28116	18760 KWH
		933.87		1.12	44.80 KWH
		11.63			Days Billed
		56.37			30
		167.99			30
					Reading Type
					Regular
35 MANDARA WY	I	726.87	Irrigation 1 - Commercial	11/13/22 - 12/13/22	Commercial Irrigation Service
Detail		63.00		Current Reading	Consumption
Charges:		48.17	Meter Nbr	15185	155000 GAL
		558.35			Days Billed
		57.35			30
					Reading Type
					Regular
35 MANDARA WY	S	517.32	Commercial - Water/Sewer	11/13/22 - 12/13/22	Commercial Sewer Service
Detail		338.40		Current Reading	Consumption
Charges:		168.56	Meter Nbr	2251	28000 GAL
		10.36			Days Billed
					30
					Reading Type
					Regular
35 MANDARA WY	W	253.68	Commercial - Water/Sewer	11/13/22 - 12/13/22	Commercial Water Service
Detail		201.60		Current Reading	Consumption
Charges:		41.72	Meter Nbr	2251	28000 GAL
		10.36			Days Billed
					30
					Reading Type
					Regular
44 CALLIE WY APT 1R01	W	516.37	Reclaim Commercial	11/13/22 - 12/13/22	Commercial Reclaimed Irrigation Service
Detail		63.00		Current Reading	Consumption
Charges:		6.00	Meter Nbr	5170	105000 GAL
		48.17			Days Billed
		360.35			30
		38.85			Reading Type
					Regular
56 CALLIE WY APT 1R01	E	37.97	Irrigation 1 - Electric	11/14/22 - 12/14/22	General Service
Detail		9.25		Current Reading	Consumption
Charges:		14.32	Meter Nbr	6597	216 KWH
		10.75			Days Billed
		0.13			30
		0.88			Reading Type
		2.64			Regular
57 SOLIS AV APT L501	W	194.76	Reclaim Commercial	11/13/22 - 12/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50		Current Reading	Consumption
Charges:		6.00	Meter Nbr	1329	38000 GAL
		48.17			Days Billed
		95.03			30
		14.06			Reading Type
					Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Current Reading	Service Period:	Bill Rate:
65 DELANO ST	E	12.64	Commercial - Electric	14113889	2563	11/14/22 - 12/14/22	General Service
Detail		9.25					Consumption
Charges:		1.26					19 KWH
		0.95					Days Billed
		0.01					30
		0.29					Reading Type
		0.88					Regular
65 DELANO ST	W	18.90	Commercial - Water	79232848	0	11/13/22 - 12/13/22	Commercial Water Service
Detail		18.90					Consumption
Charges:							0 GAL
							Days Billed
							30
							Reading Type
							Regular