

ISLES OF BARTRAM PARK
Community Development District

August 11, 2023

AGENDA

Isles of Bartram Park

Community Development District

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

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

August 4, 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, August 11, 2023, at 1:30** p.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 May 19, 2023 Meeting
- V. Review of approved Fiscal Year 2024 Budget
- VI. Public Hearing
 - A. Consideration of Resolution 2023-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024
 - B. Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024
- VII. Consideration of Proposal to Stock Fish in Ponds 6 & 7 with First Choice Aquatics
- VIII. Ratification of Pond 6 Treatment Proposal with First Choice Aquatics
- IX. Other Business
- X. Staff Reports
 - A. Attorney

- B. Engineer
- C. Manager – Presentation of Proposed FY 24 Meeting Schedule
- D. First Choice Aquatics - Pond Service Report

- XI. Supervisors’ Requests

- XII. Audience Comments

- XIII. Financial Reports
 - A. Balance Sheet as of June 30, 2023, and Statement of Revenues & Expenditures

 - B. Assessment Receipt Schedule

 - C. Approval of Check Register

- XIV. Next Scheduled Meeting – TBD

- XV. 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:

07/14/2023, 07/21/2023

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 07/21/2023

Legal Clerk

Angie Kohott
Mills *Milner*

Notary, State of WI, County of Brown

8.25.26

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGETS; AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the Isles of Bartram Park Community Development District ("District") will hold a public hearing on August 11, 2023 at 1:30 p.m. at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://www.islesofbartramarkcdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 Ollver
District Manager
Pub: 7/14/23; 7/21/23; #9038909

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, **May 19, 2023** at 10:05 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
Delton Stuck	Supervisor
Nancy Brown	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 10:05 a.m. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comment

Mr. Oliver stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated that this meeting notice was published in the St. Augustine record on May 11, 2023 to meet the noticing requirements of Florida Statutes.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 17, 2023 Meeting

Mr. Oliver presented the minutes of the February 17, 2023 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 February 17, 2023 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Financial Audit

Mr. Oliver stated that a copy of this financial audit was in the agenda packet for review. He explained that the audit was a collaborative effort between GMS, their accountants, the attorney's office and the auditors. He noted that the auditors were selected through the RFP process in accordance with Chapter 218 of Florida Statutes. He pointed out that this was a clean audit. He explained that there were no particular notes on the audit other than the fact that they have now transitioned post audit into a resident controlled Board. They now have four residents on the Board and that will be reflected in next year's audit. After the notes on the financial report, he reviewed the independent auditor's report on internal controls. He explained that this report noted that they did not identify any deficiencies in internal control that they consider to be material weaknesses. He stated that every one of these different sections of the audit were required by the Auditor General. The next report was the independent auditors report on compliance with the requirements of Section 218.415 of Florida Statutes as required by the Auditor General. He reviewed the auditor's statement, which stated *"In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022."* He reviewed the next item report, which was the management letter. He explained that the three purposes of the management letter were the current year findings and recommendations, the status of prior year findings and recommendations, and the compliance with the provisions of the Auditor General of the State of Florida. According to the report, there were no current year findings and no prior year findings. He reviewed the report of the compliance with the provisions of the Auditor General of the State of Florida. He explained that the most important that he focused in on was #5 which stated, *"The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes."* He explained that they were not in any type of emergency

conditions. He concluded that this was a clean audit and they had provided it to the Auditor General and posted it on EMMA. He added that they would post this to the website as well. He asked if there were any questions about the audit. Hearing none,

On MOTION by Mr. Forshey-Friedman seconded by Ms. Brown, with all in favor, the Fiscal Year 2022 Financial Audit, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Resolution 2023-02, Authorizing the Investment of Funds in Local Government Surplus Funds Trust (SBA Account)

Mr. Oliver presented Resolution 2023-02 to the Board. He noted that the SBA was the State Board of Administration and was an investment fund that was run by the State of Florida and was for public entities to invest their excess funds. The public entities could be cities, counties, special Districts, hospitals, libraries, colleges, etc. He stated that this resolution allowed the District to invest funds in accounts with a higher yield. He explained public funds must be held by a qualified depository, as determined by the State of Florida. He stated that when they look at investments of public funds, the three most important tasks in order were the safety of the principal, liquidity and yield.

On MOTION by Mr. Forshey-Friedman seconded by Ms. Brown, with all in favor, Resolution 2023-02 Authorizing the Investment of Funds in Local Government Surplus Funds Trust (SBA Account), was ratified.

SEVENTH ORDER OF BUSINESS

Review of Fiscal Year 2024 Proposed Budget

Mr. Oliver explained that they must, as a unit of government in Florida and as a special District, approve a proposed budget by June 15th of each year. He further explained that they approve the budget and provide it to the local government. He added that they can't have a public hearing for adoption of the budget any sooner than 60 days after they approve the budget and provide it to the local government. He stated that they would transmit this budget to St. Johns County, as required. The CDD will have a public hearing to adopt the budget. The certified assessment rolls will then be provided to the tax collector by the end of August. When the property tax bills go out on November 1st, there will be a line item for the CDD assessments.. He explained

that this budget was a no increase budget. He reviewed the budget and noted that the most important thing to see was the general fund budget on page 50 where the assessments total, which stays right at \$287,000 and the assessments would not go up. He stated that the total administrative goes up from \$112,000 to right at \$116,000. He added that all his company's Districts were at a 6% increase in what their fee was, and they have tried to hold that steady as long as they could, but the last couple of years had been challenging for everyone in our country. He stated that for the total administrative, even though this year's budget was at \$112,000, the account was projecting that they would come in at about \$102,000. He noted that a question often asked was if it was a use-it or lose-it budget, which he answered it was not. He further explained that any funds that they see, the District keeps and could use it for carryforward surplus throughout the year and they didn't turn it back in to some higher level of government. He stated that the next line showed some adjustments that they made to some of the field line items. He explained that the total field budget goes down from \$176,000 to \$173,000. He further explained that it looked like they were going to spend about \$155,000. He noted that this included putting \$50,000 into their capital reserve fund, which they haven't done, but they would make that transfer. He noted that they were projecting to put the same amount next year. He stated that it sounded like they were going to have a pretty strong capital reserve fund when they consider the main things that they maintain from the District perspective which were the entry features in the front and anything associated with the ponds, particularly the fountains. He reviewed the table at the bottom of page 50. He reviewed the debt service fund stating that those assessments have already been set.

Mr. Oliver stated that they could discuss any changes to the budget now, or they could approve it. He added that once they approve it, they could refine it over the next 60 days, but essentially, they have their public hearing. After they have the public hearing, they will consider a resolution to adopt a budget and certify the assessment roll. The question was asked if the \$6,000 for the management under field was going to Vesta for the Vesta Contract. Mr. Oliver responded that it was, and their contracted payment is \$500 a month. Clarification that the general maintenance was from the gate guard shack up and had nothing to do with their whole community was asked. Mr. Oliver responded that was correct. It was asked if they ever did a reserve study. Mr. Oliver responded that they had not for this District, but they could certainly do it in the future. He stated that he would get a proposal from a company that does it at a reasonable cost. He further explained that their assets were so few that they just needed to know if it was worth it to them to

do that right now. Mr. Zemel responded that it didn't have to be done now, but it would probably be good to do before next year's budget process. Mr. Oliver responded that they could do that to be prepared for the next budget. Mr. Stuck asked if the lake maintenance was all their lakes. Mr. Forshey-Friedman responded that it was all 13 ponds.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Approving the FY 2024 Proposed Budget &
Setting a Public Hearing Date for Adoption**

Mr. Oliver presented Resolution 2023-03 to the Board. After Board discussion, it was decided to set the public hearing date for August 11, 2023 at 1:30 p.m. at GMS.

On MOTION by Mr. Zemel seconded by Mr. Forshey-Friedman, with all in favor, Resolution 2023-03, the FY 2024 Proposed Budget & Setting a Public Hearing Date for Adoption for August 11, 2023 at 1:30 p.m. at GMS, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Adoption of Record Retention Policy**

Mr. Haber presented Resolution 2023-04 to the Board. He stated that the District already had a record retention policy and it was adopted in a manner similar to what they see in the agenda package. He explained the reason why they were talking about considering the retention policy again was because there were two matters related to the retention of records that had come up that they thought were important and as a result wanted to up the record retention policy to address those matters. He further explained that they were dealing with documents that were transitory records, which was a record that serves no useful purpose after a particular date. The other matter related to record retention were hard copies that have been converted to electronic documents. If that is done, the District then has the right to destroy the hard copies. He stated that going back to the documents in the agenda package, there were two options that the Board was given. The first option was a resolution that would adopt a record retention policy. The second option says that the custodian of records should retain all records in perpetuity unless otherwise directed by the Board. If the Board gives other direction, then the records would be destroyed, assuming the records could be destroyed. The vast majority of CDDs and what this District did the first time was went with option 2. He stated that they were looking for the Board to choose one of those two options and

upon that choice, the policy would be updated to address the two matters that he reviewed. He stated that he would be happy to answer any questions. After Board discussion, it was decided to go with option 2.

On MOTION by Mr. Stuck seconded by Mr. Zemel, with all in favor, the Resolution 2023-04, Adoption of Record Retention Policy Option Two, was approved.

TENTH ORDER OF BUSINESS

Ratification of Proposal for Fountain Repair with Charles Aquatics

Mr. Oliver explained that this was for a fountain repair at Pond #3, and it would be funded by the line item they see on the financials and in the audit, the lake fountain repairs or maintenance.

On MOTION by Mr. Forshey-Friedman seconded by Mr. Stuck, with all in favor, the Proposal for Fountain Repair with Charles Aquatics, was ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber stated that he wanted to provide an update on the most recent legislative session. There were several bills that passed, some of which were still waiting to be signed by the Governor that may or may not impact the CDD's operations. He noted that they would continue to monitor those, and he would let them know if any pass and what the CDD needed to do to address them. He explained that the one they know for sure did pass related to ethics training. He explained that a new law was in place that would require all CDD Board members to get four hours of ethics training starting January 1, 2024 and they would have the entire year to fulfill that obligation. He added that the training would focus on ethics, which was Chapter 112 Florida Statutes and largely deals with conflicts of interest. It also deals with Public Records Law and Sunshine Law. He explained that there was likely to be numerous ways to they could fulfill the obligation whether through online courses, listening to a podcast, or going to a class in person. They are presently reviewing what those options are and he stated that he would let the Board know once he finds out. He stated that he just wanted to let them know that starting the beginning of next year, they would have the four-hour obligation for ethics training. Mr. Forshey-Friedman asked if these trainings would be pay for or free. Mr. Haber responded that he was not entirely sure, but he guessed that it would be something that could be pay for and there may be some that might be free. He stated that he would let them know once he has that information.

B. Engineer

There being no comments, the next item followed.

C. Manager – Report on Number of Registered Voters

Mr. Oliver stated that as of April 15th there was 1,079 registered voters living in the District.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of March 31, 2023 and Statement of Revenues & Expenditures

Mr. Oliver stated that these were the same numbers that they saw on the budget. There were no unusual variances here. He noted that they would have a surplus at the end of the year.

B. Assessment Receipt Schedule

Mr. Oliver noted that this was 98% collected and through tax certificate sales, it would reach 100%.

C. Approval of Check Register

Mr. Oliver reviewed the check register.

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

SIXTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 11, 2023 @
1:30 p.m. at The Celestina Amenity Center, 35
Mandara Way, St. Johns, FL 32259**

Mr. Oliver stated the next scheduled meeting will be August 11, 2023 at 1:30 p.m. at the offices of GMS.

SEVENTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Stuck seconded by Ms. Brown, 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
Approved Budget
FY 2024*

August 11, 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
Capital Reserve Fund	Page 12

Isles of Bartram Park

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual YTD 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments	\$287,023	\$286,923	\$90	\$287,013	\$287,013
Carryforward Surplus	\$1,746	\$0	\$0	\$0	\$3,414
Total Revenues	\$288,769	\$286,923	\$90	\$287,013	\$290,427
Expenditures					
Administrative					
Supervisors Fees	\$4,000	\$2,800	\$1,000	\$3,800	\$4,000
FICA	\$306	\$214	\$77	\$291	\$306
Engineering	\$6,000	\$0	\$1,500	\$1,500	\$6,000
Dissemination	\$7,000	\$5,250	\$1,750	\$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	\$3,176	\$2,400	\$5,576	\$10,000
Annual Audit	\$3,900	\$3,900	\$0	\$3,900	\$4,000
Trustee Fees	\$8,000	\$4,000	\$4,000	\$8,000	\$8,000
Management Fees	\$49,140	\$36,855	\$12,285	\$49,140	\$51,597
Information Technology	\$1,400	\$1,050	\$350	\$1,400	\$1,600
Website Maintenance	\$950	\$713	\$238	\$950	\$1,075
Telephone	\$150	\$20	\$50	\$70	\$150
Postage	\$500	\$174	\$50	\$224	\$500
Insurance	\$10,748	\$9,693	\$0	\$9,693	\$11,786
Printing & Binding	\$1,300	\$143	\$400	\$543	\$1,000
Legal Advertising	\$1,400	\$343	\$400	\$743	\$1,265
Other Current Charges	\$900	\$420	\$565	\$985	\$1,000
Office Supplies	\$200	\$2	\$23	\$25	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$112,269	\$74,528	\$25,687	\$100,215	\$116,574
Field					
Landscape Maintenance (Yellowstone)	\$57,800	\$27,787	\$28,330	\$56,117	\$60,553
Lake Maintenance (First Choice Aquatics)	\$25,800	\$19,290	\$6,510	\$25,800	\$25,800
Waterfall/Entry Pond Maintenance	\$8,500	\$6,580	\$2,166	\$8,747	\$11,500
Lake Fountains Maintenance (First Coast Aquatics)	\$11,400	\$6,187	\$700	\$6,887	\$7,000
Management	\$6,000	\$4,500	\$1,500	\$6,000	\$6,000
Utilities	\$15,000	\$4,284	\$5,071	\$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
Total Field	\$176,500	\$70,583	\$94,277	\$164,860	\$173,853
Total Expenditures	\$288,769	\$145,111	\$119,964	\$265,075	\$290,427
Excess Revenues/(Expenditures)	\$0	\$141,812	(\$119,874)	\$21,939	\$0

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.

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	\$ 137	\$ 1,647
	\$ 958	\$ 11,500

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.

Contract	Quarterly	Annual
First Coast Aquatics	\$ 400	\$ 1,600
<u>Contingency</u>	\$ 1,350	\$ 5,400
	\$ 1,750	\$ 7,000

Management Company

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

Contract	Monthly	Annual
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 6/30/23</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments	\$429,732	\$429,597	\$135	\$429,732	\$429,732
Interest Income	\$1,400	\$13,051	\$6,561	\$19,612	\$7,500
Carry Forward Surplus*	\$290,112	\$294,240	\$0	\$294,240	\$325,019
Total Revenues	\$721,244	\$736,888	\$6,696	\$743,585	\$762,251
Expenditures					
<i>Series 2015</i>					
Interest - 11/01	\$145,659	\$145,659	\$0	\$145,659	\$142,778
Principal - 11/01	\$120,000	\$120,000	\$0	\$120,000	\$130,000
Prepayment - 11/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 05/01	\$143,034	\$142,906	\$0	\$142,906	\$139,934
Prepayment - 05/01	\$0	\$5,000	\$0	\$5,000	\$0
Total Expenditures	\$408,694	\$418,566	\$0	\$418,566	\$412,713
Excess Revenues	\$312,550	\$318,323	\$6,696	\$325,019	\$349,539

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

11/1/24 Interest	\$139,934
11/1/24 Principal	\$135,000
	\$274,934

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

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/23	\$ 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)

Date	Balance	Principal	Interest	Annual
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
Totals		\$5,680,000	\$3,953,366	\$ 9,633,366

Isles of Bartram Park
Community Development District

Debt Service Fund
Series 2017

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 6/30/23</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
<i>Assessments</i>	\$341,479	\$364,888	\$115	\$365,003	\$364,728
<i>Interest Income</i>	\$1,000	\$10,387	\$5,319	\$15,707	\$6,800
<i>Carry Forward Surplus*</i>	\$234,660	\$239,185	\$0	\$239,185	\$273,464
Total Revenues	\$577,139	\$614,461	\$5,434	\$619,895	\$644,992
Expenditures					
<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	\$114,734	\$0	\$114,734	\$112,434
<i>Prepayment - 05/01</i>	\$0	\$5,000	\$0	\$5,000	\$0
Total Expenditures	\$336,556	\$346,431	\$0	\$346,431	\$337,069
Excess Revenues	\$240,583	\$268,029	\$5,434	\$273,464	\$307,923

*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
	\$227,434

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
Total	285		\$387,987
Less: Discounts & Collections (6%)			\$23,259
Net Annual Assesment			\$364,728

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2017, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/23	\$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)

Date	Balance	Principal	Interest	Annual
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
Totals		\$4,825,000	\$3,501,272	\$ 8,326,272

Isles of Bartram Park
Community Development District

Capital Reserve Fund

<i>Description</i>	<i>Approved Budget FY 2023</i>	<i>Actual Thru 6/30/23</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
<i>Interest Income</i>	\$0	\$0	\$0	\$0	\$0
<i>General Fund Transfer In</i>	\$50,000	\$0	\$50,000	\$50,000	\$50,000
<i>Carryforward Surplus</i>	\$0	\$0	\$0	\$0	\$50,000
<i>Total Revenues</i>	\$50,000	\$0	\$50,000	\$50,000	\$100,000
Expenditures					
<i>Capital Outlay</i>	\$0	\$0	\$0	\$0	\$0
<i>Repair and Maintenance</i>	\$0	\$0	\$0	\$0	\$0
<i>Other Current Charges</i>	\$0	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$0	\$0	\$0	\$0	\$0
<i>Excess Revenues</i>	\$50,000	\$0	\$50,000	\$50,000	\$100,000

SIXTH ORDER OF BUSINESS

A.

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Isles of Bartram Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Isles of Bartram Park Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2015	\$_____
DEBT SERVICE FUND – SERIES 2017	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2023.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024 Budget

B.

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Isles of Bartram Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Isles of Bartram Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as

Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 11th day of August 2023.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

SEVENTH ORDER OF BUSINESS

FIRST CHOICE AQUATICS

14289 DENTON ROAD
JACKSONVILLE, FL. 32226

www.firstchoiceaquaticsjax@gmail.com

904-226-7031

07/31/2023

Proposal For Celestina

Grass Carp Stocking

This agreement dated effective to start _____, 2023 is made between First Choice Aquatics, Inc. and

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Hereinafter called "Customer".

1. First Choice Aquatics agrees to provide grass carp fish services in accordance with the terms and conditions of this agreement and within all governmental regulations at the following location(s):

2 PONDS (6&7) LOCATED AT CELESTINA

2. The effective date of this agreement is _____.
3. All Included: Grass carp stocking to appropriate ponds.
4. The contract for the cost of fish is AT COST. The estimated cost of grass carp is \$3000.00
5. At this time, our recommendation is 300 fish for ponds 6 & 7.
6. Payment schedule is as follows:

Any grass carp fees must be settled before delivery of Grass Carp.

FIRST CHOICE AQUATICS

14289 DENTON ROAD
JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

07/31/2023

The terms and conditions in this entire agreement form an integral part of this agreement and the CLIENT hereby acknowledges that he has read, is familiar with, and will comply with the contents thereof.

First Choice Aquatics, Inc.

CLIENT

Signed:  _____

Signed: _____

Daniel J. Thomas, President

Print Name: _____

EIGHTH ORDER OF BUSINESS

Alum Application for Algae Control (One-time treatment)

This agreement dated effective to start June 22, 2023 is made between First Choice Aquatics, Inc. and
Name: Isles of Bartram Park CDD
Address: 475 West Town Place, Suite 114
City: St. Augustine State: FL Zip: 32092
Phone: 904/940-5850 Fax: _____ Email: joliva@gmsnf.com

Hereinafter called "Customer".

1. First Choice Aquatics agrees to provide Aluminum Sulfate treatment in accordance with the terms and conditions of this agreement and within all governmental regulations at the following location(s):

POND 6 LOCATED AT CELESTINA

2. The effective date of this agreement is JUNE 22, 2023.
3. All Included: Aluminum Sulfate application for the most effective algae treatment.
4. The Customer agrees to pay First Choice Aquatics the following sum(s) for specified Aluminum Sulfate services. The eleven acre pond can be treated for **\$5200.00.**
5. In addition, First Choice Aquatics will provide free call back service within 24 hours.
6. Payment schedule is as follows:
-Payment for the Aluminum Sulfate treatment is due upon the execution of this agreement.

Terms and Conditions:

1. Aluminum Sulfate treatment will commence within ten business days of the execution of this agreement.
2. Neither party shall be responsible in damages, penalties, or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, accidents, acts of God, governmental order and regulations, curtailment or failure to obtain enough material or other cause beyond its reasonable control in which it is unable to overcome. Should First choice aquatics be prohibited, restricted, or otherwise prevented from rendering specified services by any of the conditions, First Choice Aquatics shall notify the customer of said condition and of the excess direct costs arising therefrom.
3. Time-use restrictions – When federal and state regulations require water-time restrictions following the application of aquatic herbicides, First Choice Aquatics will notify the customer in writing of such restrictions at the time of treatment. It shall be the responsibility of the customer to comply with the restrictions throughout the required period of time-use restrictions. Customer understands and agrees that notwithstanding any other provisions of this agreement, First Choice Aquatics does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
4. Authorized Agent – Customer warrants that he/she is authorized to execute this aquatic management agreement on behalf of the riparian owner and to hold First Choice Aquatics harmless for consequences of such services not arising out of the sole negligence of First Choice Aquatics.
5. Payments – The one time fee amount is firm for the entire term of the original agreement. The customer agrees to reimburse First Choice Aquatics for any bank charges resulting from a returned check for insufficient funds.
6. Payment of services are due within 15 days of invoice due date. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1 ½ per month. Services will be restricted on any account sixty (60) days past due until payment is received in full.
7. Non-Payment, Default – In the case of non-payment by the customer, First Choice Aquatics reserves the right following written notice to the customer to terminate this agreement, and reasonable attorneys' fee and costs of collection shall be paid by the customer, whether the suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
8. Assignment of the agreement – This agreement is not assignable by the customer except upon written consent by First Choice Aquatics.
9. Termination of Contract: A 30-day written notice by either party is required to terminate this contract.

FIRST CHOICE AQUATICS

14289 DENTON ROAD

JACKSONVILLE, FL. 32226

www.firstchoiceaquaticsjax@gmail.com

904-226-7031

06/19/2023

The terms and conditions in this entire agreement form an integral part of this agreement and the CLIENT hereby acknowledges that he has read, is familiar with, and will comply with the contents thereof.

First Choice Aquatics, Inc.

Signed: 

Daniel J. Thomas, President

CLIENT

Signed: 

Print Name: JAMES OLIVER

Secretary
Isles of Barbours Park CDD

TENTH ORDER OF BUSINESS

C.

NOTICE OF MEETINGS
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Isles of Bartram Park Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2024** 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 Friday of each month listed (unless notated otherwise*) as follows:

November 17, 2023

February 16, 2024

May 17, 2024

August 16, 2024

D.



14289 Denton Rd Jacksonville, FL 32226

Contact # 904-226-7031

Email: Firstchoiceaquaticsjax@gmail.com

CEO: Daniel Thomas

Service Report

Date: July 11, 2023

Aquatic tech: Daniel Thomas

Pond 1: This pond's condition is 9 out of 10 at this time. Pond looks good at this time, no treatment needed during this visit.



Pond 2: This ponds condition is 8 out of 10 at this time. Today I treated grasses, algae, and submerged vegetation. I also picked up trash debris. Also noted a large amount of grass clippings in pond.



Pond 3: This ponds condition is 8 out of 10 at this time. Today I treated pond for shoreline grasses and submerged vegetation. Also noted a large amount of grass clippings in pond.



Pond 4: This ponds condition is 7 out of 10 at this time. Last months algae treatment was effective. Today I treated pond for shoreline grasses.



Pond 5: This ponds condition is a 7 out of 10 at this time. Today I treated pond for shoreline grasses, pennywort, and submerged vegetation. Also picked up trash debris.



Pond 6: This ponds condition is 7 out of 10 at this time. Last months grasses treatment was effective. Today I treated pond for shoreline algae. Also noted a large amount of grass clippings in pond.



**Pond 7: This ponds condition is 7 out of 10 at this time.
Today I treated pond for perimeter vegetation and
submerged vegetation.**



Pond 8: This ponds condition is 8 out of 10 at this time. Today I treated perimeter for shoreline grasses. Also noted a large amount of grass clippings in pond.



Pond 9: This ponds condition is 9 out of 10 at this time. Pond looks good at this time, no treatment needed during this visit.



Pond 10: This ponds condition is 9 out of 10 at this time. Pond looks good at this time, no treatment needed during this visit.



Pond 11: This ponds condition is 9 out of 10 at this time. Last months treatment was effective. Pond looks good at this time, no treatment needed today.



THIRTEENTH ORDER OF BUSINESS

A.

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

*as of
June 30, 2023*



Table of Contents

- I. Financial Statements - Unaudited Financial Reporting

- II. Special Assessments Report

- III. Check Registers Summary - 4/1/2023 -6/30/2023

Isles of Bartram Park
Community Development District
Combined Balance Sheet
June 30, 2023

	General	Debt Service	Capital Reserve	Total Governmental Funds
<i>Assets:</i>				
Cash	\$257,214	---	---	\$257,214
<i>Investments:</i>				
<i>Series 2015:</i>				
Reserve	---	\$219,674	---	\$219,674
Interest	---	\$389	---	\$389
Revenue	---	\$304,278	---	\$304,278
Sinking Fund	---	\$0	---	\$0
Prepayment	---	\$14	---	\$14
Due from General Fund	---	\$13,642	---	\$13,642
<i>Series 2017:</i>				
Reserve	---	\$171,018	---	\$171,018
Interest	---	\$372	---	\$372
Revenue	---	\$255,394	---	\$255,394
Sinking	---	\$1	---	\$1
Prepayment	---	\$16	---	\$16
Due from General Fund	---	\$11,587	---	\$11,587
Due From Developer	\$900	---	---	\$900
Total Assets	\$258,114	\$976,386	\$0	\$1,234,499
<i>Liabilities:</i>				
Accounts Payable	\$3,357	---	---	\$3,357
Accrued Expenses	\$0	---	---	\$0
Due to Debt Service 2015	\$13,642	---	---	\$13,642
Due to Debt Service 2017	\$11,587	---	---	\$11,587
Total Liabilities	\$28,586	\$0	\$0	\$28,586
<i>Fund Balances:</i>				
Restricted for Debt Service	---	\$976,386	---	\$976,386
Restricted for Capital Reserve	---	---	\$0	\$0
Nonspendable	\$0	---	---	\$0
Unassigned	\$229,527	---	---	\$229,527
Total Fund Balances	\$229,527	\$976,386	\$0	\$1,205,913
Total Liabilities & Fund Equity	\$258,114	\$976,386	\$0	\$1,234,499

Isles of Bartram Park
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For the Period ending June 30, 2023

	Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
<u>REVENUES:</u>				
Assessment - Tax Roll	\$287,023	\$287,023	\$286,923	(\$100)
Total Revenues	\$287,023	\$287,023	\$286,923	(\$100)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors	\$4,000	\$3,000	\$2,800	\$200
FICA Expense	\$306	\$230	\$214	\$15
Engineering	\$6,000	\$4,500	\$0	\$4,500
Dissemination	\$7,000	\$5,250	\$5,250	\$0
Arbitrage	\$1,200	\$600	\$600	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$10,000	\$7,500	\$3,176	\$4,324
Annual Audit	\$3,900	\$3,900	\$3,900	\$0
Trustee Fees	\$8,000	\$4,000	\$4,000	\$0
Management Fees	\$49,140	\$36,855	\$36,855	\$0
Information Technology	\$1,400	\$1,050	\$1,050	(\$0)
Website Maintenance	\$950	\$713	\$713	(\$0)
Telephone	\$150	\$113	\$20	\$92
Postage	\$500	\$375	\$174	\$201
Insurance	\$10,748	\$10,748	\$9,693	\$1,055
Printing and Binding	\$1,300	\$975	\$143	\$833
Legal Advertising	\$1,400	\$1,050	\$343	\$707
Other Current Charges	\$900	\$675	\$420	\$255
Office Supplies	\$200	\$150	\$2	\$148
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$112,269	\$86,858	\$74,528	\$12,329
<u>FIELD:</u>				
Landscape Maintenance	\$57,800	\$43,350	\$27,787	\$15,563
Lake Maintenance	\$25,800	\$19,350	\$19,290	\$60
Waterfall/Entry Pond Maintenance	\$8,500	\$6,375	\$6,580	(\$205)
Lake Fountains Maintenance	\$11,400	\$8,550	\$6,187	\$2,363
Facility Management	\$6,000	\$4,500	\$4,500	\$0
Utilities	\$15,000	\$11,250	\$4,284	\$6,966
General Maintenance	\$2,000	\$1,500	\$1,954	(\$454)
Capital Reserve Fund	\$50,000	\$0	\$0	\$0
Total Field	\$176,500	\$94,875	\$70,583	\$24,292
Total Expenditures	\$288,769	\$181,733	\$145,111	\$36,622
Excess Revenues (Expenditures)	(\$1,746)		\$141,812	
FUND BALANCE - Beginning	\$1,746		\$87,715	
FUND BALANCE - Ending	\$0		\$229,527	

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
Revenues:													
Assessment - Tax Roll	\$0	\$19,120	\$56,911	\$193,326	\$8,453	\$2,866	\$221	\$4,553	\$1,471	\$0	\$0	\$0	\$286,923
Total Revenues	\$0	\$19,120	\$56,911	\$193,326	\$8,453	\$2,866	\$221	\$4,553	\$1,471	\$0	\$0	\$0	\$286,923
Expenditures:													
Administrative													
Supervisors	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$2,800
FICA Expense	\$0	\$77	\$0	\$0	\$77	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$214
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,250
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	\$0	\$163	\$588	\$0	\$0	\$0	\$0	\$3,176
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	\$4,095	\$4,095	\$4,095	\$0	\$0	\$0	\$36,855
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$1,050
Website Maintenance	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$0	\$0	\$0	\$713
Telephone	\$12	\$0	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$20
Postage	\$22	\$4	\$106	\$3	\$8	\$8	\$15	\$1	\$8	\$0	\$0	\$0	\$174
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	\$10	\$1	\$52	\$0	\$0	\$0	\$143
Legal Advertising	\$71	\$136	\$0	\$0	\$0	\$0	\$0	\$68	\$68	\$0	\$0	\$0	\$343
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
Total Administrative	\$20,236	\$11,200	\$5,644	\$9,415	\$6,468	\$5,099	\$5,070	\$6,392	\$5,003	\$0	\$0	\$0	\$74,528
Field													
Landscape Maintenance	\$2,750	\$2,750	\$4,785	\$2,832	\$3,120	\$2,832	\$2,832	\$2,945	\$2,940	\$0	\$0	\$0	\$27,787
Lake Maintenance	\$2,850	\$1,180	\$1,580	\$1,180	\$1,180	\$1,180	\$2,580	\$1,180	\$6,380	\$0	\$0	\$0	\$19,290
Waterfall/Entry Pond Maintenance	\$908	\$582	\$1,007	\$1,179	\$821	\$653	\$450	\$288	\$692	\$0	\$0	\$0	\$6,580
Lake Fountains Maintenance	\$1,058	\$0	\$350	\$0	\$0	\$400	\$3,489	\$490	\$400	\$0	\$0	\$0	\$6,187.23
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$4,500
Utilities	\$506	\$696	\$545	\$531	\$308	\$552	\$678	\$468	\$0	\$0	\$0	\$0	\$4,284.20
General Maintenance	\$0	\$1,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,954
Total Field	\$8,572	\$7,663	\$8,768	\$6,222	\$5,930	\$6,117	\$10,529	\$5,871	\$10,912	\$0	\$0	\$0	\$70,583
Total Expenses	\$28,808	\$18,863	\$14,412	\$15,637	\$12,398	\$11,216	\$15,599	\$12,264	\$15,915	\$0	\$0	\$0	\$145,111
Excess Revenues (Expenditures)	(\$28,808)	\$258	\$42,500	\$177,689	(\$3,945)	(\$8,350)	(\$15,378)	(\$7,710)	(\$14,443)	\$0	\$0	\$0	\$141,812

Isles of Bartram Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues & Expenditures
For the Period ending June 30, 2023

	Adopted Budget	Prorated Budget 6/30/23	Actual 6/30/23	Variance
<u>REVENUES:</u>				
Assessment - Tax Roll	\$429,732	\$429,732	\$429,597	(\$135)
Interest Income	\$1,400	\$1,050	\$13,051	\$12,001
Total Revenues	\$431,132	\$430,782	\$442,648	\$11,866
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
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	\$143,034	\$142,906	\$128
Principal Expense - 05/01 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$408,694	\$408,694	\$418,566	(\$9,872)
Excess Revenues (Expenditures)	\$22,438		\$24,082	
FUND BALANCE - Beginning	\$290,112		\$513,915	
FUND BALANCE - Ending	\$312,550		\$537,997	

Isles of Bartram Park
Community Development District
Debt Service Fund Series 2017
Statement of Revenues & Expenditures
For the Period ending June 30, 2023

	Adopted	Prorated	Actual	
	Budget	6/30/23	6/30/23	Variance
<u>REVENUES:</u>				
Assessment - Tax Roll	\$341,479	\$341,479	\$364,888	\$23,409
Interest Income	\$1,000	\$750	\$10,387	\$9,637
Total Revenues	\$342,479	\$342,229	\$375,275	\$33,046
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
Interest Expense - 11/01	\$116,697	\$116,697	\$116,697	\$0
Principal Expense - 11/01	\$105,000	\$105,000	\$105,000	\$0
Principal Expense - 11/02 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 05/01	\$114,859	\$114,859	\$114,734	\$125
Principal Expense - 5/01 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$336,556	\$336,556	\$346,431	(\$9,875)
Excess Revenues (Expenditures)	\$5,923		\$28,844	
FUND BALANCE - Beginning	\$234,660		\$409,545	
FUND BALANCE - Ending	\$240,583		\$438,389	

Isles of Bartram Park
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period ending June 30, 2023

	Approved Budget	Prorated Thru 03/31/23	Actual 6/30/23	Variance
Revenues:				
Interest Income	\$0	\$0	\$0	\$0
General Fund Transfer In	\$50,000	\$0	\$0	\$0
Total Revenues	\$50,000	\$0	\$0	\$0
Expenditures				
Capital Outlay	\$0	\$0	\$0	\$0
Repair and Maintenance	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$50,000		\$0	
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Sources(Uses)	\$0	\$0	\$0	\$0
Fund Balance - Beginning	\$0		\$0	
Fund Balance - Ending	\$50,000		\$0	

Isles of Bartram Park
Community Development District
Long Term Debt Report

Series 2015 Special Assessment Bonds	
Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/45
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$218,893.13
Reserve Balance:	\$219,674.31
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)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$5,680,000

Series 2017 Special Assessment Bonds	
Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/47
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$170,922.80
Reserve Balance:	\$171,018.12
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, 2022 (Prepayment)	(\$5,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$4,825,000

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
TOTAL DISTRICT NET	635	429,732.19	365,003.07	287,013.40	1,081,748.66

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	340.79	429,596.81	364,888.08	286,922.98	1,081,407.87
TOTAL RECEIPTS / DUE	340.79	429,596.81	364,888.08	286,922.98	1,081,407.87

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	220.89	832.55
9	5/8/2023	6,817.14	5,790.30	4,553.09	17,160.53
10	6/20/2023	2,203.17	1,871.31	1,471.47	5,545.96
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		429,596.81	364,888.08	286,922.98	1,081,407.87

PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%
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C.

Isles of Bartram Park

Community Development District

Check Run Summary

4/01/23 - 6/30/23

Fund	Date	Check No.	Amount
<i>General Fund</i>			
<i>Accounts Payable</i>	<i>5/1/23 - 5/31/23</i>	<i>947-958</i>	<i>\$26,343.80</i>
	<i>6/1/23 - 6/30/23</i>	<i>959-968</i>	<i>\$17,348.69</i>
<i>Total</i>			<i>\$43,692.49</i>

** Fedex Invoices available upon request*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/01/23	00021	4/01/23 M7720	202303 320-57200-46400	MAR POOL CLEANING	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000947
5/01/23	00024	3/23/23 10	202303 310-51300-49000	AMRT SCHD SE2015 PRPY \$5K	*	100.00	
		3/23/23 10	202303 310-51300-49000	AMRT SCHD SE2017 PRPY \$5K	*	100.00	
				DISCLOSURE SERVICES LLC			200.00 000948
5/01/23	00036	4/01/23 1858	202304 320-57200-46100	APR LAKE MAINTENANCE	*	1,180.00	
		4/19/23 1867	202304 320-57200-46100	VEGETATION REMOVAL	*	1,400.00	
				FIRST CHOICE AQUATICS			2,580.00 000949
5/01/23	00001	4/01/23 110	202304 310-51300-34000	APR MANAGEMENT FEES	*	4,095.00	
		4/01/23 110	202304 310-51300-52000	APR WEBSITE ADMIN	*	79.17	
		4/01/23 110	202304 310-51300-35100	APR INFO TECH	*	116.67	
		4/01/23 110	202304 310-51300-31200	APR DISSEM AGENT SRVCS	*	583.33	
		4/01/23 110	202304 310-51300-51000	OFFICE SUPPLIES	*	.24	
		4/01/23 110	202304 310-51300-42000	POSTAGE	*	14.82	
		4/01/23 110	202304 310-51300-42500	COPIES	*	9.75	
		4/01/23 110	202304 310-51300-41000	TELEPHONE	*	8.35	
				GOVERNMENTAL MANAGEMENT SERVICES			4,907.33 000950
5/01/23	00023	11/30/22 2023670	202211 320-57200-46400	RPLC GFI OUTLET FOUNTAIN	*	340.82	
		3/31/23 2024243	202303 320-57200-46400	MAR WATERFALL FOUNT/CHEM	*	202.50	
				INNOVATIVE FOUNTAIN SERVICES, INC			543.32 000951
5/01/23	00032	3/31/23 3197797	202302 310-51300-31500	FEB GENERAL SERVICES	*	504.50	
				KUTAK ROCK LLP			504.50 000952
5/01/23	00022	4/01/23 JAX51029	202304 320-57200-46200	APR LANDSCAPE MAINTENANCE	*	2,832.12	
				YELLOWSTONE LANDSCAPE			2,832.12 000953

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/19/23	00021	5/01/23	M7845 202304 320-57200-46400	APR POOL CLEANING	*	450.00		
							CRYSTAL CLEAN POOL SERVICE, INC	450.00 000954
5/19/23	00036	4/28/23	1872 202304 320-57200-46100	POND 3 FOUNTAIN RPR	*	3,489.00		
		5/01/23	1903 202305 320-57200-46100	MAY LAKE MAINTENANCE	*	1,180.00		
							FIRST CHOICE AQUATICS	4,669.00 000955
5/19/23	00001	5/01/23	111 202305 310-51300-34000	MAY MANAGEMENT FEES	*	4,095.00		
		5/01/23	111 202305 310-51300-52000	MAY WEBSITE ADMIN	*	79.17		
		5/01/23	111 202305 310-51300-35100	MAY INFO TECH	*	116.67		
		5/01/23	111 202305 310-51300-31200	MAY DISSEM AGENT SRVCS	*	583.33		
		5/01/23	111 202305 310-51300-51000	OFFICE SUPPLIES	*	.03		
		5/01/23	111 202305 310-51300-42000	POSTAGE	*	.60		
		5/01/23	111 202305 310-51300-42500	COPIES	*	.60		
							GOVERNMENTAL MANAGEMENT SERVICES	4,875.40 000956
5/19/23	00018	3/01/23	408476 202303 320-53800-45501	MAR MANAGEMENT SERVICES	*	500.00		
		4/01/23	408797 202304 320-53800-45501	APR MANAGEMENT SERVICES	*	500.00		
		5/01/23	409628 202305 320-53800-45501	MAY MANAGEMENT SERVICES	*	500.00		
							VESTA PROPERTY SERVICES, INC.	1,500.00 000957
5/19/23	00022	5/01/23	JAX52230 202305 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	2,832.13		
							YELLOWSTONE LANDSCAPE	2,832.13 000958
6/05/23	00025	4/17/23	04172023 202303 320-57200-46500	REIMB JEA IRRIG 4/17/23	*	551.96		
		5/15/23	05152023 202304 320-57200-46500	REIMB JEA IRRIG 5/15/23	*	678.02		
							CELESTINA MASTER HOA	1,229.98 000959
6/05/23	00036	5/31/23	1919 202305 320-57200-46300	REPLAC BULBS IN FOUNTAIN	*	490.00		

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/23 1920	202306 320-57200-46100	JUN LAKE MAINTENANCE FIRST CHOICE AQUATICS	*	1,180.00	1,670.00 000960
6/05/23 00023		5/30/23 2024501	202305 320-57200-46400	MAY WATERFALL FOUNT/CHEM INNOVATIVE FOUNTAIN SERVICES, INC	*	288.10	288.10 000961
6/05/23 00032		5/31/23 3225954	202304 310-51300-31500	APR GENERAL SERVICES KUTAK ROCK LLP	*	162.50	162.50 000962
6/05/23 00022		5/26/23 JAX53252	202305 320-57200-46200	MAY IRRIGATION REPAIRS	*	113.25	
		6/01/23 JAX53773	202306 320-57200-46200	JUN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	2,832.12	2,945.37 000963
6/16/23 00021		6/01/23 M7982	202306 320-57200-46400	JUN POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00 000964
6/16/23 00036		5/31/23 1918	202306 320-57200-46300	QRTLTY FOUNT MAINT JUN-AUG FIRST CHOICE AQUATICS	*	400.00	400.00 000965
6/16/23 00001		6/01/23 112	202306 310-51300-34000	JUN MANAGEMENT FEES	*	4,095.00	
		6/01/23 112	202306 310-51300-52000	JUN WEBSITE ADMIN	*	79.17	
		6/01/23 112	202306 310-51300-35100	JUN INFO TECH	*	116.67	
		6/01/23 112	202306 310-51300-31200	JUN DISSEM AGENT SRVCS	*	583.33	
		6/01/23 112	202306 310-51300-51000	OFFICE SUPPLIES	*	.42	
		6/01/23 112	202306 310-51300-42000	POSTAGE	*	8.40	
		6/01/23 112	202306 310-51300-42500	COPIES GOVERNMENTAL MANAGEMENT SERVICES	*	51.75	4,934.74 000966
6/29/23 00035		5/11/23 5606102	202305 310-51300-48000	NOTICE OF MEETING 8798500 CA FLORIDA HOLDINGS,LLC	*	68.00	68.00 000967

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/29/23	00036	6/26/23 1959	202306 320-57200-46100	ALUM TREATMENT POND 6	*	5,200.00		
							FIRST CHOICE AQUATICS	5,200.00 000968

						TOTAL FOR BANK A	43,692.49	
						TOTAL FOR REGISTER	43,692.49	

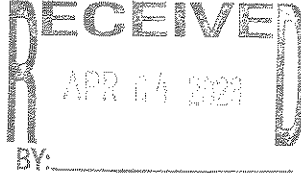
IBTR ISLES OF BRTRM BPEREGRINO

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 # M7720
DATE 04/01/2023
DUE DATE 05/01/2023
TERMS Net 30

1,320.572.464

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning	1	450.00	450.00
March				
SUBTOTAL				450.00
TAX				0.00
TOTAL				450.00
BALANCE DUE				\$450.00

Disclosure Services LLC

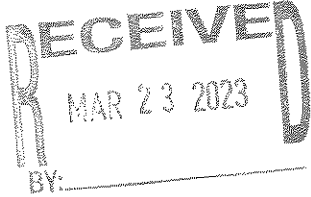
1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
3/23/2023	10

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

Terms	Due Date
Net 30	4/22/2023

Description	Amount
Amortization Schedule Series 2015 5-1-23 Prepay \$5,000	100.00
Amortization Schedule Series 2017 5-1-23 Prepay \$5,000	100.00
	

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

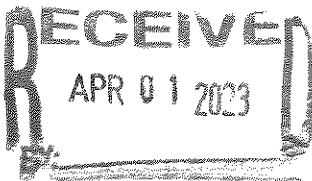
E-mail
tcarter@disclosureservices.info

First Choice Aquatics
14289 Denton Rd
Jacksonville, 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 # 1858
DATE 04/01/2023
DUE DATE 05/01/2023
TERMS Net 30

1,320,572.461

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

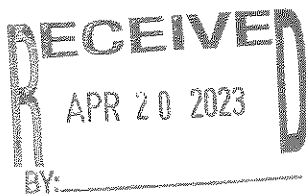
Services rendered are for the month listed above.

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

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

INVOICE

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



INVOICE # 1867
DATE 04/19/2023
DUE DATE 05/19/2023
TERMS Net 30

1,320.572.463

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
One-Time Treatment	Celestina	1	1,400.00	1,400.00
Vegetation removal at Celestina Pond 8				
SUBTOTAL				1,400.00
TAX				0.00
TOTAL				1,400.00
BALANCE DUE				\$1,400.00

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

Invoice #: 110

Invoice Date: 4/1/23

Due Date: 4/1/23

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 - April 2023	1,310.573.340	4,095.00	4,095.00
Website Administration - April 2023	520	79.17	79.17
Information Technology - April 2023	351	116.67	116.67
Dissemination Agent Services - April 2023	312	583.33	583.33
Office Supplies	570	0.24	0.24
Postage	420	14.82	14.82
Copies	425	9.75	9.75
Telephone	410	8.35	8.35

RECEIVED
 APR 6 5 2023
 BY: _____

Total	\$4,907.33
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Payments/Credits	\$0.00
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Balance Due	\$4,907.33
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INNOVATIVE FOUNTAIN SERVICES
11637 COLUMBIA PARK DRIVE EAST
SUITE 4
JACKSONVILLE, FL 32258

Invoice

Date	Invoice #
11/30/2022	2023670

(904) 551-1017

Customerservice@innovativefountainservices.com

Terms
Net 30

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

1,320,572.464

Description	Qty	Amount
Estimate 2986 Completed 11/30 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.		340.82

RECEIVED
APR 21 2023
BY: _____

Balance Due	\$340.82
--------------------	-----------------



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

Invoice

Date	Invoice #
3/31/2023	2024243

(904) 551-1017
Customerservice@innovativefountainservices.com

Terms
Net 30

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

1,320,572.464

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- March Chemicals Added		202.50

RECEIVED
APR 5 2023
BY: _____
RECEIVED
APR 05 2023
BY: _____

Balance Due	\$202.50
--------------------	-----------------

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

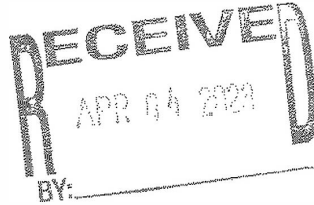
Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023

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

Reference: Invoice No. 3197797
Client Matter No. 10623-1
Notification Email: eftgroup@kutakrock.com



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

1,310,513.315

Invoice No. 3197797
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

02/10/23	W. Haber	0.20	47.00	Review agenda for February meeting
02/11/23	L. Whelan	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/17/23	W. Haber	0.80	188.00	Prepare for and participate in Board meeting; prepare bank depository resolution
02/21/23	K. Jusevitch	0.20	24.00	Confer with Haber regarding investment account resolution
02/22/23	K. Jusevitch	0.30	36.00	Prepare investment resolution and confer with Haber
02/28/23	W. Haber	0.40	94.00	Review and revise resolution regarding SBA account
TOTAL HOURS		2.20		

KUTAK ROCK LLP

Isles of Bartram Park CDD

March 31, 2023

Client Matter No. 10623-1

Invoice No. 3197797

Page 2

TOTAL FOR SERVICES RENDERED

\$504.50

TOTAL CURRENT AMOUNT DUE

\$504.50



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 510293	4/1/2023
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: May 1, 2023

Invoice Amount: \$2,832.12

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

1,320,572.462



Invoice Total

\$2,832.12

EXCELLENCE
IN COMMERCIAL LANDSCAPING

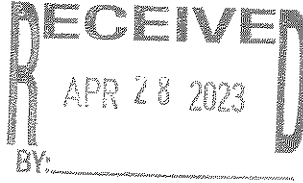
Should you have any questions or inquiries please call (386) 437-6211.

Crystal Clean Pool Service Inc
9020-1 Berry Ave
Jacksonville, FL 32211 US
+1 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 # M7845
DATE 05/01/2023
DUE DATE 05/31/2023
TERMS Net 30

1,320.572.464

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

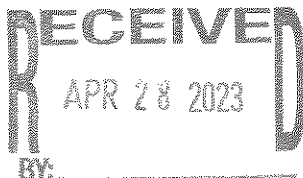
April	SUBTOTAL	450.00
	TAX	0.00
	TOTAL	450.00
	BALANCE DUE	\$450.00

First Choice Aquatics
14289 Denton Rd
Jacksonville, 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 # 1872
DATE 04/28/2023
DUE DATE 05/28/2023
TERMS Net 30

1,320,572.461

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Repair	Celestina Pond 3 Fountain Repair	1	3,489.00	3,489.00

Celestina Pond 3 Fountain Repair	SUBTOTAL	3,489.00
	TAX	0.00
	TOTAL	3,489.00
	BALANCE DUE	\$3,489.00

First Choice Aquatics
14289 Denton Rd
Jacksonville, 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



1,320.572.461

INVOICE # 1903
DATE 05/01/2023
DUE DATE 05/31/2023
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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 111

Invoice Date: 5/1/23

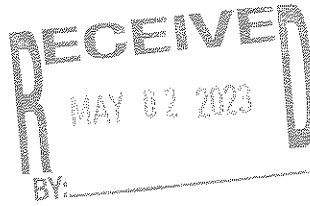
Due Date: 5/1/23

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 - May 2023	1,310.513	3.40	4,095.00
Website Administration - May 2023	520	79.17	79.17
Information Technology - May 2023	351	116.67	116.67
Dissemination Agent Services - May 2023	312	583.33	583.33
Office Supplies	510	0.03	0.03
Postage	420	0.60	0.60
Copies	425	0.60	0.60

Total \$4,875.40

Payments/Credits \$0.00

Balance Due \$4,875.40

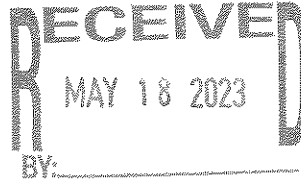


Invoice

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

Invoice # 408476
Date 03/01/2023
Terms Due on receipt
Due Date 03/01/2023
Memo MANAGEMENT SERV...

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



Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total 500.00

1,320,538,45501

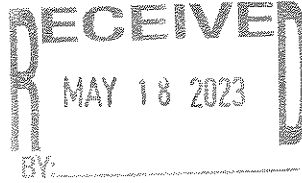


Invoice

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

Invoice # 408797
Date 04/01/2023
Terms Due on receipt
Due Date 04/01/2023
Memo MANAGEMENT SERV...

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



Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total 500.00

1.320.538.45501

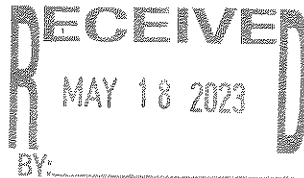


Invoice

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

Invoice # 409628
Date 05/01/2023
Terms Due on receipt
Due Date 05/01/2023
Memo MANAGEMENT SERV...

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



Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00
Total			500.00

1,320.538,45501



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 522302	5/1/2023
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

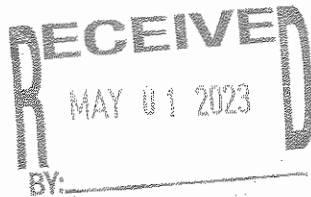
Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: May 31, 2023

Invoice Amount: \$2,832.13

Description	Current Amount
Monthly Landscape Maintenance May 2023	\$2,832.13

1,320.572.462



Invoice Total

\$2,832.13

IN COMMERCIAL LANDSCAPING

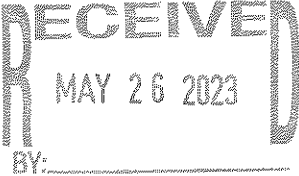
Should you have any questions or inquiries please call (386) 437-6211.

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 4/17/2023

To: Jim Oliver
 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 4/17/2023) 		\$551.96
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$551.96

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: 04/17/23

TOTAL SUMMARY OF CHARGES

Electric	\$	4,272.40
Irrigation		488.72
Sewer		530.10
Water		5,827.87

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

Total New Charges: \$ 11,119.09



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



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

Do not pay. AutoPay will process your payment on 05/09/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$10,235.57	-\$10,235.57	\$0.00	\$11,119.09	\$11,119.09

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: 04/17/23	Do not pay. AutoPay will process your payment on 05/09/23.
-------------------	---------------------	--

0001629 I=00000000



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC
 200 BUS PK 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.

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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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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 kgals 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: 04/17/23	Cycle: 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANITLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax	E	179.22 149.10 13.53 4.17 12.42	Area Light	03/15/23 - 04/13/23	Street and Area Light Rate
110 ANITLA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96)	W	99.50 31.50 6.00 53.35 8.65	Reclaim Commercial	03/14/23 - 04/12/23 Current Reading 1512	Commercial Reclaimed Irrigation Service Consumption 16000 GAL Days Billed 29 Reading Type Regular
121 LACALLE AV APT IRO1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44)	W	71.79 31.50 6.00 34.29	Reclaim Commercial	03/16/23 - 04/15/23 Current Reading 3218	Commercial Reclaimed Irrigation Service Consumption 9000 GAL Days Billed 30 Reading Type Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Fuel Cost Gross Receipts Tax Florida State Sales Tax	E	861.64 21.00 451.60 309.24 20.05 59.75	Gate	03/15/23 - 04/13/23 Current Reading 22856	General Service Consumption 7430 KWH Days Billed 29 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Fuel Cost Gross Receipts Tax Florida State Sales Tax	E	490.80 21.00 251.87 172.48 11.42 34.03	Commercial - Electric	03/15/23 - 04/13/23 Current Reading 51227	General Service Consumption 4144 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	03/14/23 - 04/12/23 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 CELESTIA PY APT IR01	E	102.42	Area Light	03/15/23 - 04/13/23	Street and Area Light Rate
Detail		85.20			
Charges:		7.74			
		2.38			
		7.10			
29 CELESTIA PY APT IR01	E	454.27	Area Light	03/15/23 - 04/13/23	Street and Area Light Rate
Detail		243.96			
Charges:		113.60			
		54.65			
		10.57			
		31.49			
29 CELESTIA PY APT IR01	W	4,413.41	Reclaim Commercial	03/14/23 - 04/12/23	Commercial Reclaimed Irrigation Service
Detail		201.60			
Charges:		6.00			
		53.35			
		4,152.46			
33 CELESTIA PY	E	788.51	Commercial - Electric	03/15/23 - 04/13/23	General Service
Detail		21.00			
Charges:		412.21			
		282.27			
		18.35			
		54.68			
33 CELESTIA PY	W	31.92	Commercial - Water	03/14/23 - 04/12/23	Commercial Water Service
Detail		18.90			
Charges:		13.02			
33 STARLIS PL	W	72.44	Reclaim Residential	03/14/23 - 04/12/23	Residential Reclaimed Irrigation
Detail		18.90			
Charges:		6.00			
		41.59			
		5.95			
33 TALORIAN APT R01	W	71.79	Reclaim Commercial	03/14/23 - 04/12/23	Commercial Reclaimed Irrigation Service
Detail		31.50			
Charges:		6.00			
		34.29			
35 MANDARA WY	E	1,318.66	Commercial - Electric	03/15/23 - 04/13/23	General Service
Detail		21.00			
Charges:		697.75			
		477.79			
		30.68			
		91.44			

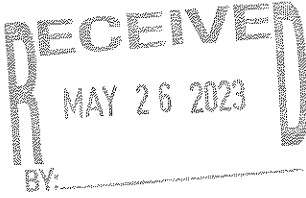
Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY Detail Charges:	I	488.72 63.00 53.35 372.37	Irrigation 1 - Commercial Meter Nbr 78261618	03/14/23 - 04/12/23 Current Reading 15771	Commercial Irrigation Service Consumption 100000 GAL Days Billed 29 Reading Type Regular
35 MANDARA WY Detail Charges:	S	530.10 338.40 191.70	Commercial - Water/Sewer Meter Nbr 79251944	03/14/23 - 04/12/23 Current Reading 2366	Commercial Sewer Service Consumption 30000 GAL Days Billed 29 Reading Type Regular
35 MANDARA WY Detail Charges:	W	287.40 201.60 55.80	Commercial - Water/Sewer Meter Nbr 79251944	03/14/23 - 04/12/23 Current Reading 2366	Commercial Water Service Consumption 30000 GAL Days Billed 29 Reading Type Regular
44 CALLIEL WY APT IR01 Detail Charges:	W	685.24 63.00 6.00 53.35 562.89	Reclaim Commercial Meter Nbr 86322464	03/14/23 - 04/12/23 Current Reading 5572	Commercial Reclaimed Irrigation Service Consumption 144000 GAL Days Billed 29 Reading Type Regular
56 CALLIEL WY APT IR01 Detail Charges:	E	51.70 21.00 15.38 10.53 1.20 3.59	Irrigation 1 - Electric Meter Nbr 23650846	03/15/23 - 04/13/23 Current Reading 7546	General Service Consumption 253 KWH Days Billed 29 Reading Type Regular
57 SOLIS AV APT LS01 Detail Charges:	W	67.98 31.50 6.00 30.48	Reclaim Commercial Meter Nbr 78582271	03/14/23 - 04/12/23 Current Reading 1447	Commercial Reclaimed Irrigation Service Consumption 8000 GAL Days Billed 29 Reading Type Regular
65 DELANO ST Detail Charges:	E	25.18 21.00 1.09 0.75 0.59 1.75	Commercial - Electric Meter Nbr 14113889	03/15/23 - 04/13/23 Current Reading 2658	General Service Consumption 18 KWH Days Billed 29 Reading Type Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	03/14/23 - 04/12/23 Current Reading 0	Commercial Water Service Consumption 0 GAL Days Billed 29 Reading Type Regular

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 5/15/2023

To: Jim Oliver
 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 5/15/2023) 		\$678.02
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$678.02

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: 05/15/23

TOTAL SUMMARY OF CHARGES

Electric	\$	4,007.76
Irrigation		1,051.62
Sewer		523.71
Water		7,081.07

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

Total New Charges: \$ 12,664.16



The Customer Solutions Center at the new JEA headquarters, located at 225 N. Pearl St. in downtown Jacksonville, is now open to the public.



JEA's Annual Water Quality report for 2022 will soon be available at jea.com/WQR2022. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

Do not pay. AutoPay will process your payment on 06/06/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$11,119.09	-\$11,119.09	\$0.00	\$12,664.16	\$12,664.16

**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: 05/15/23	Do not pay. AutoPay will process your payment on 06/06/23.
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CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC
 200 BUS PK 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.

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ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



225 North Pearl Street, Jacksonville, FL 32202-4513
 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: 05/15/23	Cycle: 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANITLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax	E	179.30 149.10 13.60 4.17 12.43	Area Light	04/13/23 - 05/12/23	Street and Area Light Rate
110 ANITLA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)	W	108.16 31.50 6.00 53.35 17.31	Reclaim Commercial	04/12/23 - 05/11/23 Current Reading 1530	Commercial Reclaimed Irrigation Service Consumption 18000 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 @ \$3.81)	W	71.79 31.50 6.00 34.29	Reclaim Commercial	04/15/23 - 05/15/23 Current Reading 3227	Commercial Reclaimed Irrigation Service Consumption 9000 GAL Days Billed 30 Reading Type Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03674 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	788.74 21.00 411.42 248.69 34.59 18.35 54.69	Gate	04/13/23 - 05/12/23 Current Reading 29625	General Service Consumption 6769 KWH Days Billed 29 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03674 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	260.78 21.00 127.70 77.19 10.74 6.07 18.08	Commercial - Electric	04/13/23 - 05/12/23 Current Reading 53328	General Service Consumption 2101 KWH Days Billed 29 Reading Type Regular
23 ANILA ST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	04/12/23 - 05/11/23 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	102.47	Area Light	04/13/23 - 05/12/23	Street and Area Light Rate
Detail		85.20			
Charges:		7.78			
		2.38			
		7.11			
29 CELESTA PY APT IR01	E	454.61	Area Light	04/13/23 - 05/12/23	Street and Area Light Rate
Detail		243.96			
Charges:		113.60			
		54.95			
		10.58			
		31.52			
29 CELESTA PY APT IR01	W	5,560.87	Reclaim Commercial	04/12/23 - 05/11/23	Commercial Reclaimed Irrigation Service
Detail		201.60			
Charges:		6.00			
		53.35			
		5,299.92			
		800.84			
		21.00			
		417.92			
		252.62			
		35.14			
		18.63			
		55.53			
33 CELESTA PY	E	800.84	Commercial - Electric	04/13/23 - 05/12/23	General Service
Detail		21.00			
Charges:		417.92			
		252.62			
		35.14			
		18.63			
		55.53			
33 CELESTA PY	W	26.34	Commercial - Water	04/12/23 - 05/11/23	Commercial Water Service
Detail		18.90			
Charges:		7.44			
		78.41			
		18.90			
		6.00			
		41.59			
		11.92			
33 TALORIAN APT R01	W	79.41	Reclaim Residential	04/12/23 - 05/11/23	Residential Reclaimed Irrigation
Detail		31.50			
Charges:		6.00			
		41.91			
		1,344.18			
		21.00			
		709.91			
		429.12			
		59.68			
		31.27			
		93.20			

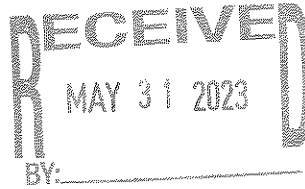
Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Current Reading	Days Billed	Reading Type	Bill Rate:
35 MANDARA WY Detail Charges:	I	1,051.62 63.00 53.35 935.27	Irrigation 1 - Commercial	78261618	15941	29	Regular	Commercial Irrigation Service Consumption 230000 GAL
35 MANDARA WY Detail Charges:	S	523.71 338.40 185.31	Commercial - Water/Sewer	79251944	2395	29	Regular	Commercial Sewer Service Consumption 29000 GAL
35 MANDARA WY Detail Charges:	W	255.54 201.60 53.94	Commercial - Water/Sewer	79251944	2395	29	Regular	Commercial Water Service Consumption 29000 GAL
44 CALLIE WY APT IR01 Detail Charges:	W	776.17 63.00 6.00 53.35 653.82	Reclaim Commercial	86322464	5737	29	Regular	Commercial Reclaimed Irrigation Service Consumption 165000 GAL
56 CALLIE WY APT IR01 Detail Charges:	E	51.88 21.00 15.44 9.33 1.30 1.21 3.60	Irrigation 1 - Electric	23650846	7800	29	Regular	General Service Consumption 254 KWH
57 SOLIS AV APT LS01 Detail Charges:	W	67.98 31.50 6.00 30.48	Reclaim Commercial	78582271	1455	29	Regular	Commercial Reclaimed Irrigation Service Consumption 8000 GAL
66 DELANO ST Detail Charges:	E	24.96 21.00 0.97 0.59 0.08 0.58 1.74	Commercial - Electric	14113888	2674	29	Regular	General Service Consumption 16 KWH
66 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water	79232848	0	29	Regular	Commercial Water Service Consumption 0 GAL

First Choice Aquatics
14289 Denton Rd
Jacksonville, 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 # 1919
DATE 05/31/2023
DUE DATE 06/30/2023
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Repair	Light bulb replacements	7	70.00	490.00

3 light bulbs Replaced on pond 1
2 light bulbs replaced on pond 2
2 light bulbs replaced on pond 5

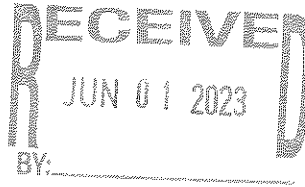
SUBTOTAL	490.00
TAX	0.00
TOTAL	490.00
BALANCE DUE	\$490.00

First Choice Aquatics
14289 Denton Rd
Jacksonville, 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

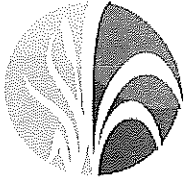


INVOICE # 1920
DATE 06/01/2023
DUE DATE 07/01/2023
TERMS Net 30

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



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

Invoice

Date	Invoice #
5/30/2023	2024501

Terms
Net 30

(904) 551-1017

Customerservice@innovativefountainservices.com

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

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- May		202.50
Chemicals Added		85.60

RECEIVED
MAY 30 2023
BY: _____

RECEIVED
MAY 30 2023
BY: _____

Balance Due	\$288.10
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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

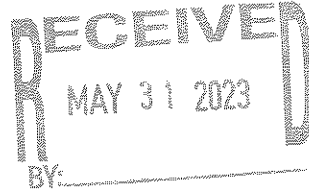
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2023

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



Reference: Invoice No. 3225954
Client Matter No. 10623-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3225954
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

04/01/23	L. Whelan	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/10/23	W. Haber	0.20	47.00	Review and revise minutes
TOTAL HOURS		0.50		
TOTAL FOR SERVICES RENDERED				\$162.50
TOTAL CURRENT AMOUNT DUE				<u>\$162.50</u>



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 532529	5/26/2023
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:

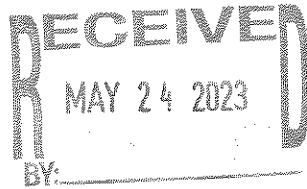
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: June 25, 2023

Invoice Amount: \$113.25

Description	Current Amount
May irrigation repairs	
Irrigation Repairs	\$113.25



Invoice Total \$113.25

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 537732	6/1/2023
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

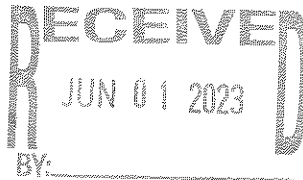
Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2023

Invoice Amount: \$2,832.12

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



Invoice Total \$2,832.12

IN COMMERCIAL LANDSCAPING

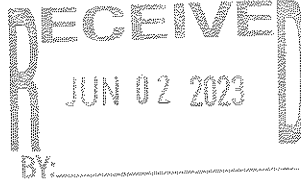
Should you have any questions or inquiries please call (386) 437-6211.

Crystal Clean Pool Service Inc
9020-1 Berry Ave
Jacksonville, FL 32211 US
+1 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 # M7982
DATE 06/01/2023
DUE DATE 07/01/2023
TERMS Net 30

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

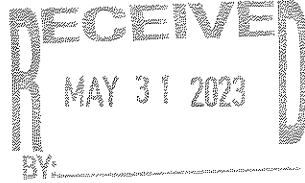
May	SUBTOTAL			450.00
	TAX			0.00
	TOTAL			450.00
	BALANCE DUE			\$450.00

First Choice Aquatics
14289 Denton Rd
Jacksonville, 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 # 1918
DATE 05/31/2023
DUE DATE 06/30/2023
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Maintenance	Quarterly Fountain Maintenance June-Aug	1	400.00	400.00

Quarterly Fountain Maintenance June-Aug	SUBTOTAL	400.00
	TAX	0.00
	TOTAL	400.00
	BALANCE DUE	\$400.00

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 112**Invoice Date:** 6/1/23**Due Date:** 6/1/23**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 - June 2023		4,095.00	4,095.00
Website Administration - June 2023		79.17	79.17
Information Technology - June 2023		116.67	116.67
Dissemination Agent Services - June 2023		583.33	583.33
Office Supplies		0.42	0.42
Postage		8.40	8.40
Copies		51.75	51.75

RECEIVED
JUN 02 2023
BY: _____

Total \$4,934.74**Payments/Credits** \$0.00**Balance Due** \$4,934.74

LOCALiQ

FLORIDA

ACCOUNT NAME Isles of Bartram Park CDD c/o GMS LLC		ACCOUNT # 789138	PAGE # 1 of 1
INVOICE # 0005606102	BILLING PERIOD May 1- May 31, 2023	PAYMENT DUE DATE June 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$68.00	
BILLING ACCOUNT NAME AND ADDRESS Isles Of Bartram Park Cdd C/O Gms Llc Shelby Stephens 475 W. Town Pl. Ste. 114 St Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

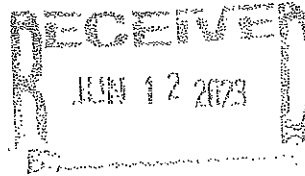
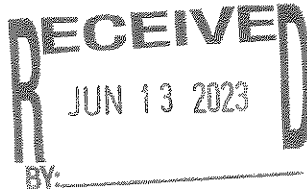
0000789138000000000000000056061020000680067179

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

Date	Description	Amount
5/1/23	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
5/11/23	8798500	MAY 2023 Notice of Meeting		\$68.00



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

FLORIDA

ACCOUNT NAME Isles of Bartram Park CDD c/o GMS LLC		PAYMENT DUE DATE June 20, 2023		AMOUNT PAID	
ACCOUNT NUMBER 789138		INVOICE NUMBER 0005606102			
CURRENT DUE \$68.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$68.00
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: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____ / ____ / ____ CVV Code _____ Signature _____ Date _____		

0000789138000000000000000056061020000680067179

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

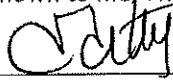
STATE OF WISCONSIN, COUNTY OF BROWN

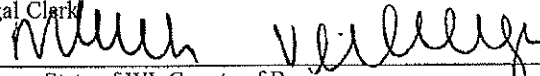
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns 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
8.25.23

My commission expires

Publication Cost: \$68.00
Order No: 8798500 # of Copies: 1
Customer No: 789138
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
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 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

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



INVOICE

BILL TO

Isles of Bartram Park
475 West Town Place, Ste 114
St Augustine, Fl. 32092

INVOICE # 1959

DATE 06/26/2023

DUE DATE 07/26/2023

TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
One-Time Treatment	Alum Treatment	1	5,200.00	5,200.00

One time treatment for Alum at Celestina pond 6

SUBTOTAL	5,200.00
TAX	0.00
TOTAL	5,200.00
BALANCE DUE	\$5,200.00