

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

*November 17, 2023*

# *AGENDA*

# *Isles of Bartram Park*

## *Community Development District*

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

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

November 10, 2023

Board of Supervisors  
Isles of Bartram Park Community Development District

Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors is scheduled for **Friday, November 17, 2023, at 10:00** a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the August 11, 2023 Meeting
- IV. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2023
- V. Ratification of Agreement with First Choice Aquatics, Inc. for Pond Maintenance Services
- VI. Other Business
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. First Choice Aquatics - Pond Service Report
- VIII. Supervisors' Requests
- IX. Audience Comments

- X. Financial Reports
  - A. Balance Sheet as of September 30, 2023, and Statement of Revenues & Expenditures
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
- XI. Next Scheduled Meeting – February 16, 2024
- XII. Adjournment

*THIRD 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, August 11, 2023 at 1:30 p.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 this is the public's opportunity to make comment on today's agenda, any items about the CDD. Steve noted he was down to check on the proposal for the fish stocking in the pond and hat he was concerned about seems to have been corrected on the agenda. We will get some carp in there to help clean up some of the debris that seems to be compiling there. Mr. Oliver stated they would get to that item later and discuss it a little more.

**THIRD ORDER OF BUSINESS**

**Affidavit of Publication**

Mr. Oliver stated there is a public hearing today to consider the FY24 budget and that public hearing was noticed in the St. Augustine Record on July 14<sup>th</sup> and Just 21<sup>st</sup>.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 19, 2023 Meeting**

Mr. Oliver presented the minutes of the May 19, 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 May 19, 2023 Meeting, were approved.
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**FIFTH ORDER OF BUSINESS**

**Review of Approved Fiscal Year 2024 Budget**

Mr. Oliver pointed out this is essentially the budget that you have from last year. He noted inside the front cover is the table of contents and the different budgets that we have. He noted the general fund budget also known as the O&M fund budget. He noted there are also the two bond series budgets for this year 2015 and 2017, debt service funds, and the capital reserve fund. He noted they are mostly focused on the general fund today. There were actually public hearings for the debt service funds back when those bonds were issued and the assessments are the same every year on that. He noted someday those will be able to be refinanced at a lower rate but right now we are not in that window. He stated that there will likely be opportunities in 2025 and 2027 because these bonds when issued have a 10-year call protection restriction on them. He noted right now the interest rates are not conducive to refinancing anyway and hopefully our economy will get back to where we need it so we can refinance those in the future at a lower rate. He stated there are two sections of the general fund budgets, one is the revenue section and the other is the expenditure section. Looking at the very top of the budget, the assessments are the same in total as they were for FY23, far left column after account titles, you will see an amount of \$287,000 and the same amount to the far right of that same line. He noted those assessments are not changing.

Mr. Oliver stated the CDD is a unit of government in Florida and required by Florida statute to approve the proposed budget each year by June 15<sup>th</sup>. He noted that was accomplished at your May meeting. He stated when the budget was approved, you also followed its requirement to hold a public hearing no sooner than 60 days after that approval so in that case you are more at about

90 days. In front of you is the approved budget but after you have the public hearing, you will adopt the budget. The next section is the administrative expenditures for the District which is an increase of about \$4,000 going from \$112,000 to \$116,000. He noted the field section drops about \$3,000 so in total your total expenditures have an increase of less than \$2,000. He stated again there would not be much change to this budget. At the very bottom you will see the per unit assessment is \$481 for O&M and that does not count the debt service which was previously assessed. He pointed out going back to the debt service budget beginning on page six and what that budget is for is we have to pay the bond holders back for the bonds that were issued to build the infrastructure. He noted these bonds are to pay the two semiannual interest payments on November 1<sup>st</sup> and May 1<sup>st</sup> of each year as well as the principal payment on November 1<sup>st</sup> of each year. The amortization schedule shows that the 2015 bonds mature in 2045 and the 2017 bonds mature in 2047. He noted you will see that you are putting in \$50,000 for your capital reserve fund, same as you did for the current fiscal year so will put you right at about \$100,000 in capital reserves. He noted there are not a lot of assets out there for you to maintain, mainly just between Racetrack Road and the entry feature and those fountains and also lakes to maintain. Mr. Forshey-Friedman asked if we have to add aeration to the ponds down the line, would that be pulled from the capital reserve? Mr. Oliver stated yes you can do that. Also, the energy cost associated with that would be funded with the general fund budget. He noted you don't want to do it all at once as ponds can be pretty expensive especially if power has to be run to them.

**SIXTH ORDER OF BUSINESS****Public Hearing**

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Mr. Forshey-Friedman, seconded by Mr. Stuck, with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver asked for any comments regarding the public hearing. He asked for a motion to close the public hearing.

On MOTION by Ms. Brown, seconded by Mr. Stuck, with all in favor, Closing the Public Hearing, was approved.



**A. Consideration of Resolution 2023-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024**

Mr. Haber stated we have covered the substance of what these resolutions do. These resolutions formalize the actions that we just discussed. The first one formally adopts the budget. You may recall 60 plus days ago; you adopted a resolution approving the proposed budget. He noted that proposed budget was provided to St. Johns County and was subject to review and input and today you are presented with what is the final budget. This resolution provides for the formal adoption of the budget and that will be the budget for the next fiscal year starting October 1, 2023 and ending September 20, 2024. It provides also for how that budget may be amended which largely it can be amended to shift dollars from line item to line item but it cannot be increased because as we will discuss in the next resolution, you are levying an assessment that funds that budget and without a revenue stream you are not able to increase the budget because there are funds for such increases He stated he would be happy to answer any questions regarding this resolution, otherwise a motion to adopt it would be appropriate.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, Resolution 2023-05 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024, was approved.

**B. Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024**

Mr. Haber stated this resolution is the formal assessment resolution. He noted this just levies and imposes the assessments that will allow the District to collect the amount set forth in the general fund for the budget and then certifies for collection which means GMS will send an assessment roll to the St. Johns County tax collector and these amounts will be included on the tax bills for all of the property owners within the boundaries of the District and will be collected. He stated this formally levies those assessments and certifies them for collection. He stated he is happy to answer any questions regarding this resolution. Mr. Olive asked for a motion to adopt.

On MOTION by Ms. Brown, seconded by Mr. Forshey-Friedman, with all in favor, Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Proposal to Stock Fish in Ponds 6 & 7 with First Choice**

Mr. Oliver noted this is subject to review and approval by the Chairman. We need to go ahead and talk with staff and also with the vendor to see if additional treatments need to be done with pond 9 whether it is stocking grass carp or some other treatments. Mr. Forshey-Friedman stated looking at pictures, it looks like it is 6,7, and 11 and not 9. He noted pond 9 seems to be in good health but by the pictures some of the recent reports are 6, 7, and 11. He noted 6 is the problem child as it is the biggest body of water in the community and the one that we have always had challenges with. Obviously keeping it just esthetically pleasing and not smelling has been a challenge. He noted they have made some mitigation effort to that and trying to work our way to what a long-term sustainable solution would be. He stated they are in the process of providing some research and quotes which will come through Vesta then to Jim to understand what will help oxygenate the water. He noted fountains are pretty but they are not going to fix the issue and instead just spread it so we need something that is going to actually move and provide oxygen so these things do not continue blooming and continue to be a nuisance. He stated his recommendation would be to get an accurate pond number from the vendor and certainly we have seen success when we stocked because there is a limitation of frequency and how many fish can be stocked per pond based on size, water management and other laws. He stated to get some recommendations from them and then long term we will look at mitigation efforts for future expenses because this does cost.

On MOTION by Mr. Forshey-Friedman seconded by Mr. Stuck, with all in favor, the Proposal to Stock Fish in Ponds 6 & 7 with First Choice Subject to any Revisions Necessary to Treat the Ponds, was approved in substantial form.

**EIGHTH ORDER OF BUSINESS****Ratification of Pond 6 Treatment Proposal with First Choice Aquatics**

Mr. Oliver stated this was for the introduction of aluminum sulfate into that specific pond. This was executed back in late June. Mr. Stuck asked what this does. Mr. Forshey-Friedman stated it provides a non-harmful breakdown. The algae are getting so thick it is actually causing the erosion because it is causing the water to be pushed out and is building up so far. He noted they

are coming out with airboats and rakes and pushing it out. This breaks it down organically and turns it into healthy organisms because you can't scoop it out. This has helped but you typically need 60 days or so after the treatment per what they say in the research to see results. He noted they are hoping to see some of that.

On MOTION by Mr. Forshey-Friedman seconded by Ms. Brown, with all in favor, the Pond 6 Treatment Proposal with First Choice Aquatics, was ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber stated he had nothing else unless there are any questions.

**B. Engineer**

Mr. Oliver stated Matt of ATM is our engineer and he doesn't have anything to report. He noted they stay in touch between meetings.

**C. Manager – Presentation of Proposed FY 24 Meeting Schedule**

Mr. Oliver stated this is in the agenda packet. He noted they proposed to stay on the same meeting schedule that they are on now. He stated at the last meeting it was discussed to have these meetings on Fridays and right now it is the third Friday of each month. He noted this shows 10:00 a.m. but I can't recall if that was the discussion we had. Mr. Oliver stated we will stay at 10:00 a.m. Ms. Brown noted November 17<sup>th</sup> will be the next meeting. The location will stay the same.

On MOTION by Mr. Forshey-Friedman seconded by Mr. Stuck, with all in favor, the Proposed FY24 Meeting Schedule for Quarterly, Third Friday at 10:00 a.m., was approved.

**D. First Choice Aquatics - Pond Service Report**

Mr. Oliver stated this is the report that First Choice provided. He noted it is a moving target, as lakes can look great in one period and then turn bad. Mr. Forshey-Friedman stated the goal is to maintain to make sure the water can run off freely and is safe and esthetically pleasing but it really is reacting to the environmental conditions.

**ELEVENTH ORDER OF BUSINESS          Supervisors' Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS          Audience Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS          Financial Reports**

**A. Balance Sheet as of June 30, 2023 and Statement of Revenues & Expenditures**

Mr. Oliver stated in the agenda packet are financials through June 20<sup>th</sup>, nine months into the fiscal year, you have a positive variance in your income statements, so you are in good shape there. No exceptions to discuss on the balance sheet.

**B. Assessment Receipt Schedule**

Mr. Oliver noted the District is fully collected for FY23 and the 2024 process started with adoption of the budget and tax bills will go out on November 1<sup>st</sup> from the tax collector.

**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.

**FOURTEENTH ORDER OF BUSINESS          Next Scheduled Meeting – TBD**

Mr. Oliver stated the next scheduled meeting will be November 17<sup>th</sup> at 10:00 a.m. at the offices of GMS.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

*FOURTH ORDER OF BUSINESS*



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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October 16, 2023

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

We are pleased to confirm our understanding of the services we are to provide Isles of Bartram Park Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Isles of Bartram Park Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

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

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

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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

**Audit Objectives**

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

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

**Examination Objective**

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

**Other Services**

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

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

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

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

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



**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850**

Our fee for these services will not exceed \$4,000 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 15, 2024, in order for us to complete the engagement by April 15, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by April 1, 2024 for the District's review, and a final draft audit report by April 15, 2024 for the District's review and approval.

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

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

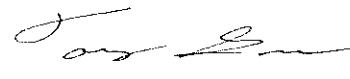
The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Isles of Bartram Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.


Very truly yours,

Grau & Associates

  
\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

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

By:   
Title: District Secretary  
Date: 10/16/2023



Florida Institute of Certified Public Accountants

FICPA Peer Review Program  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

AICPA Peer Review Program  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

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

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

*FIFTH ORDER OF BUSINESS*

**AGREEMENT BETWEEN THE ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT AND FIRST CHOICE AQUATICS, INC. FOR POND  
MAINTENANCE SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 1st day of November, 2023, by and between:

**Isles of Bartram Park Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

**First Choice Aquatics, Inc.**, a Florida corporation, whose address is 11258 Emuness Road, Jacksonville, Florida 32218 (hereinafter "Contractor", together with District the “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District owns, operates and maintains 11 ponds within the boundaries of the District (“Facilities”); and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide pond maintenance services for the Facilities; and

**WHEREAS**, Contractor submitted a proposal and represents that it is qualified to provide pond maintenance maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.**

**A.** The District desires that the Contractor provide professional pond maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

**B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

**C.** The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

**D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

**SECTION 3. SCOPE OF POND MAINTENANCE SERVICES.** The Contractor will provide pond maintenance services for the 11 ponds within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

**A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

**B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

**C.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

**D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 5. COMPENSATION; TERM.**

**A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Two Thousand One Hundred Dollars (\$2,100.00) for the initial treatment, then Two Thousand One Hundred Dollars (\$2,100.00) per month. The term of this Agreement shall be from November 1, 2023 through September 30, 2024 unless terminated earlier by either party in accordance with the provisions of this Agreement.

**B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

**C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

**SECTION 4. INSURANCE.**

**A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

**B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**SECTION 5. INDEMNIFICATION.**

**A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in



connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

**SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 7. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law

or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 10. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 11. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 12. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 14. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent

the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 15. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 16. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 17. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

**SECTION 18. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 20. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Isles of Bartram Park Community  
Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** First Choice Aquatics, Inc.  
11258 Emuness Road

Jacksonville, Florida 32218

Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 21. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

**SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate

public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS 904-940-5850, JOLIVER@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

**SECTION 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 25. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.


**SECTION 26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 27. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[CONTINUED ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
  
27B51F6B07F74DA...  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**FIRST CHOICE AQUATICS, INC.**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposal

## Exhibit A

**FIRST CHOICE AQUATICS**  
14289 DENTON ROAD  
JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/21/2022

## Proposal For Celestina

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 aquatic services in accordance with the terms and conditions of this agreement and within all governmental regulations for a period of twelve (12) months from the commencement of this agreement at the following location(s):

### **11 PONDS LOCATED AT CELESTINA**

2. The effective date of this agreement is the first day of the month in which aquatic management services are first provided.
3. Minimum of Twelve (12) inspections with treatment are required (approximately once every 30 days)
4. All Included: Trash and debris removal on scheduled visits and keeping the culvert systems free of obstruction.
5. The Customer agrees to pay First Choice Aquatics the following sum(s) for specified aquatic management services. The initial treatment will be a total of **\$ 2100.00**. Each monthly aquatic service will be a total of **\$2100.00**. The Grass Carp stocking charge is **\$10.00 per fish**. Detailed service reports will be given following each treatment, and permitting for grass carp/ fish barrier installation will be included. Additional treatments will be provided as necessary, free of charge. In addition, First Choice Aquatics will provide free call back service within 24 hours.
6. Payment schedule is as follows:
  - Payment for the initial month of aquatic management services is due upon the execution of this agreement.
  - Payment for the balance of the aquatic management services is payable in eleven (11) equal payments due the first day of each month.

**FIRST CHOICE AQUATICS**

14289 DENTON ROAD

JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/21/2022

**Terms and Conditions:**

1. Aquatic Management services 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. Carp Containment Barriers: First Choice Aquatics is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from First Choice Aquatics installing Carp Containment Barriers on the structures.
4. 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.
5. Access – Customer agrees to provide adequate access of aquatic management equipment to waterways being treated. Aquatic access will be determined by First Choice Aquatics and the customer. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty-five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this agreement may be terminated or renegotiated.
6. Automatic Extension – Upon the anniversary date, this agreement shall automatically be extended for successive twelve (12) month periods, unless notice of non-renewal has been received by First Choice Aquatics, in writing, at least thirty (30) days prior to the anniversary date. The anniversary date shall be the first day of the month in which services were first rendered under this agreement. Prices specified are firm throughout the original term of the contract; but thereafter, First Choice Aquatics may, within (30) days' pre-notification, change pricing effective upon the next anniversary date. If you do not agree with a proposed price change, you must notify us in writing within twenty-one (21) days after receipt of our price change notice. First Choice Aquatics shall then have the option of terminating this agreement without penalty to you.
7. 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.
8. Monthly Payments – The monthly amount is firm for the entire term of the original agreement. The customer understands that the annual agreement payments will be distributed over a twelve (12) month period. The customer agrees to reimburse First Choice Aquatics for any bank charges resulting from a returned check for insufficient funds.
9. 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.



**FIRST CHOICE AQUATICS**

14289 DENTON ROAD  
JACKSONVILLE, FL. 32226

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/21/2022

- 10. 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.
- 11. Assignment of the agreement – This agreement is not assignable by the customer except upon written consent by First Choice Aquatics.
- 12. Termination of Contract: A 30-day written notice by either party is required to terminate this contract.

**Control Methods** – Aquatic management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following methods and techniques where applicable for the control of aquatic weeds:

**-Chemical Control** – Chemical control consists of periodic applications of aquatic herbicides and algaecides to control aquatic weeds and algae. When necessary and prior to treatment with aquatic herbicides and algaecides, oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival.

**-Biological Control** – Biological control consists of the stocking of weed eating fish. Customer acknowledges that prior to fish stocking, governmental permits may be required, and that there may be additional requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking and may be provided at no additional cost.

**-Mechanical removal** – Mechanical removal consists of the physical removal of aquatic weeds from waterways. The disposal site of the aquatic weeds will be determined by mutual agreement between First Choice Aquatics and the customer. Mechanical removal of aquatic weeds may be performed at an additional cost to the client. This service fee is not included in this agreement.

**-Trash Removal** – Trash Removal consists of the physical removal of trash floating within and from the areas immediately surrounding the customers waterway(s) and may be provided at no additional cost.

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: \_\_\_\_\_

*SEVENTH ORDER OF BUSINESS*

*D.*



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14289 Denton Rd Jacksonville, FL 32226

Contact # 904-226-7031

Email: [Firstchoiceaquaticsjax@gmail.com](mailto:Firstchoiceaquaticsjax@gmail.com)

CEO: Daniel Thomas

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## Service Report

Date: October 10, 2023

Aquatic tech: Daniel Thomas

Pond 1: This pond's condition is 9 out of 10 at this time.



**Pond 2: This ponds condition is 7 out of 10 at this time. For pond 2 I treated the perimeter for grasses and algae, I also applied more pond dye to help shade the bottom of the pond. This helps reduce submerged growth.**



**Pond 3: This ponds condition is 7 out of 10 at this time. This visit I treated shoreline grasses and minor algae, I also picked up trash along the perimeter.**



**Pond 4: This ponds condition is 8 out of 10 at this time. I treated pond 4 for the perimeter today for shoreline grasses and minor algae.**



**Pond 5: This ponds condition is a 7 out of 10 at this time. The last treatment was very effective, the water dropped exposing new grasses. Today I treated them the same as before, I expect to have the same results and get a really good kill.**





**Pond 6: This ponds condition is 7 out of 10 at this time. Over all this pond is looking much better, today I treated algae and submerged vegetation in the hot spots that are normal an issue. I expect to see really good results, I have a new chemical that works very well in hard water.**



**Pond 7: This ponds condition is 5 out of 10 at this time. I treated the submerged vegetation along the perimeter and picked up minor trash.**



**Pond 8: This ponds condition is 6 out of 10 at this time. The perimeter treatment was very effective, today I treated again for algae and minor grasses.**



**Pond 9: This ponds condition is 9 out of 10 at this time.**



**Pond 10: This ponds condition is 9 out of 10 at this time.**



**Pond 11: This ponds condition is 7 out of 10 at this time. I treated minor algae along the perimeter.**



*TENTH ORDER OF BUSINESS*

*A.*

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

*as of  
September 30, 2023*





# Table of Contents

- I. Financial Statements - Unaudited Financial Reporting
  
- II. Special Assessments Report
  
- III. Check Registers Summary - 7/1/2023 -9/30/2023

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

	General	Debt Service	Capital Reserve	Total Governmental Funds
<b><u>Assets:</u></b>				
Cash	\$185,275	---	---	\$185,275
Investments:				
Series 2015:				
Reserve	---	\$220,634	---	\$220,634
Interest	---	\$394	---	\$394
Revenue	---	\$310,041	---	\$310,041
Sinking Fund	---	\$0	---	\$0
Prepayment	---	\$14	---	\$14
Due from General Fund	---	\$15,919	---	\$15,919
Series 2017:				
Reserve	---	\$170,000	---	\$170,000
Interest	---	\$376	---	\$376
Revenue	---	\$261,884	---	\$261,884
Sinking	---	\$1	---	\$1
Prepayment	---	\$16	---	\$16
Due from General Fund	---	\$13,521	---	\$13,521
Due from General Fund	---	---	\$50,000	\$50,000
Due From Developer	\$900	---	---	\$900
Prepaid Expenses	\$11,564	---	---	\$11,564
<b>Total Assets</b>	<b>\$197,739</b>	<b>\$992,799</b>	<b>\$50,000</b>	<b>\$1,240,539</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$3,352	---	---	\$3,352
Accrued Expenses	\$130	---	---	\$130
Due to Debt Service 2015	\$2,277	---	---	\$2,277
Due to Debt Service 2017	\$1,934	---	---	\$1,934
Due to Capital Reserve	\$50,000	---	---	\$50,000
<b>Total Liabilities</b>	<b>\$57,692</b>	<b>\$0</b>		<b>\$57,692</b>
<b><u>Fund Balances:</u></b>				
Restricted for Debt Service	---	\$992,799	---	\$992,799
Restricted for Capital Reserve	---	---	\$50,000	\$50,000
Nonspendable	\$11,564	---	---	\$11,564
Unassigned	\$128,483	---	---	\$128,483
<b>Total Fund Balances</b>	<b>\$140,047</b>	<b>\$992,799</b>	<b>\$50,000</b>	<b>\$1,182,847</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$197,739</b>	<b>\$992,799</b>	<b>\$50,000</b>	<b>\$1,240,539</b>

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

	Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
<b><u>REVENUES:</u></b>				
Assessment - Tax Roll	\$287,023	\$287,023	\$288,443	\$1,420
<b>Total Revenues</b>	<b>\$287,023</b>	<b>\$287,023</b>	<b>\$288,443</b>	<b>\$1,420</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisors	\$4,000	\$4,000	\$3,600	\$400
FICA Expense	\$306	\$306	\$275	\$31
Engineering	\$6,000	\$6,000	\$0	\$6,000
Dissemination	\$7,000	\$7,000	\$7,000	\$0
Arbitrage	\$1,200	\$1,200	\$1,200	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$10,000	\$10,000	\$3,754	\$6,246
Annual Audit	\$3,900	\$3,900	\$3,900	\$0
Trustee Fees	\$8,000	\$8,000	\$8,000	\$0
Management Fees	\$49,140	\$49,140	\$49,140	\$0
Information Technology	\$1,400	\$1,400	\$1,400	(\$0)
Website Maintenance	\$950	\$950	\$950	(\$0)
Telephone	\$150	\$150	\$30	\$120
Postage	\$500	\$500	\$243	\$257
Insurance	\$10,748	\$10,748	\$9,693	\$1,055
Printing and Binding	\$1,300	\$1,300	\$228	\$1,072
Legal Advertising	\$1,400	\$1,400	\$552	\$848
Other Current Charges	\$900	\$900	\$620	\$280
Office Supplies	\$200	\$200	\$3	\$197
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$112,269</b>	<b>\$112,269</b>	<b>\$95,763</b>	<b>\$16,506</b>
<b><u>FIELD:</u></b>				
Landscape Maintenance	\$57,800	\$57,800	\$36,512	\$21,288
Lake Maintenance	\$25,800	\$25,800	\$24,030	\$1,770
Waterfall/Entry Pond Maintenance	\$8,500	\$8,500	\$9,207	(\$707)
Lake Fountains Maintenance	\$11,400	\$11,400	\$6,957	\$4,443
Facility Management	\$6,000	\$6,000	\$6,000	\$0
Utilities	\$15,000	\$15,000	\$5,687	\$9,313
General Maintenance	\$2,000	\$2,000	\$1,954	\$46
Capital Reserve Fund	\$50,000	\$50,000	\$50,000	\$0
<b>Total Field</b>	<b>\$176,500</b>	<b>\$176,500</b>	<b>\$140,348</b>	<b>\$36,152</b>
<b>Total Expenditures</b>	<b>\$288,769</b>	<b>\$288,769</b>	<b>\$236,111</b>	<b>\$52,658</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$1,746)</b>		<b>\$52,332</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$1,746</b>		<b>\$87,715</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$140,047</b>	

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

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
<b><u>Revenues:</u></b>													
Assessment - Tax Roll	\$0	\$19,120	\$56,911	\$193,326	\$8,453	\$2,866	\$221	\$4,553	\$1,471	\$0	\$1,520	\$0	\$288,443
<b>Total Revenues</b>	<b>\$0</b>	<b>\$19,120</b>	<b>\$56,911</b>	<b>\$193,326</b>	<b>\$8,453</b>	<b>\$2,866</b>	<b>\$221</b>	<b>\$4,553</b>	<b>\$1,471</b>	<b>\$0</b>	<b>\$1,520</b>	<b>\$0</b>	<b>\$288,443</b>
<b><u>Expenditures:</u></b>													
<b><u>Administrative</u></b>													
Supervisors	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$800	\$0	\$0	\$800	\$0	\$3,600
FICA Expense	\$0	\$77	\$0	\$0	\$77	\$0	\$0	\$61	\$0	\$0	\$61	\$0	\$275
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$7,000
Arbitrage	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$1,200
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	\$142	\$0	\$306	\$130	\$3,754
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	\$4,000	\$0	\$8,000
Management Fees	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$49,140
Information Technology	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$1,400
Website Maintenance	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$950
Telephone	\$12	\$0	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$9	\$0	\$0	\$30
Postage	\$22	\$4	\$106	\$3	\$8	\$8	\$15	\$1	\$8	\$32	\$5	\$32	\$243
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	\$43	\$0	\$42	\$228
Legal Advertising	\$71	\$136	\$0	\$0	\$0	\$0	\$0	\$68	\$68	\$209	\$0	\$0	\$552
Other Current Charges	\$200	\$0	\$0	\$20	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$200	\$620
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$20,236</b>	<b>\$11,200</b>	<b>\$5,644</b>	<b>\$9,415</b>	<b>\$6,468</b>	<b>\$5,099</b>	<b>\$5,070</b>	<b>\$6,392</b>	<b>\$5,145</b>	<b>\$5,168</b>	<b>\$10,046</b>	<b>\$5,879</b>	<b>\$95,763</b>
<b><u>Field</u></b>													
Landscape Maintenance	\$2,750	\$2,750	\$4,785	\$2,832	\$3,120	\$2,832	\$2,832	\$2,945	\$2,940	\$2,832	\$3,061	\$2,832	\$36,512
Lake Maintenance	\$2,850	\$1,180	\$1,580	\$1,180	\$1,180	\$1,180	\$2,580	\$1,180	\$6,380	\$1,180	\$2,380	\$1,180	\$24,030
Waterfall/Entry Pond Maintenance	\$908	\$582	\$1,007	\$1,179	\$821	\$653	\$806	\$288	\$692	\$697	\$900	\$675	\$9,207
Lake Fountains Maintenance	\$1,058	\$0	\$350	\$0	\$0	\$400	\$3,489	\$490	\$400	\$0	\$300	\$470	\$6,957.23
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Utilities	\$506	\$696	\$545	\$531	\$308	\$552	\$678	\$468	\$587	\$0	\$170	\$645	\$5,686.85
General Maintenance	\$0	\$1,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,954
Capital Reserve Transfer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
<b>Total Field</b>	<b>\$8,572</b>	<b>\$7,663</b>	<b>\$8,768</b>	<b>\$6,222</b>	<b>\$5,930</b>	<b>\$6,117</b>	<b>\$10,885</b>	<b>\$5,871</b>	<b>\$11,499</b>	<b>\$5,209</b>	<b>\$7,312</b>	<b>\$56,302</b>	<b>\$140,348</b>
<b>Total Expenses</b>	<b>\$28,808</b>	<b>\$18,863</b>	<b>\$14,412</b>	<b>\$15,637</b>	<b>\$12,398</b>	<b>\$11,216</b>	<b>\$15,955</b>	<b>\$12,264</b>	<b>\$16,643</b>	<b>\$10,377</b>	<b>\$17,358</b>	<b>\$62,181</b>	<b>\$236,111</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$28,808)</b>	<b>\$258</b>	<b>\$42,500</b>	<b>\$177,689</b>	<b>(\$3,945)</b>	<b>(\$8,350)</b>	<b>(\$15,734)</b>	<b>(\$7,710)</b>	<b>(\$15,172)</b>	<b>(\$10,377)</b>	<b>(\$15,837)</b>	<b>(\$62,181)</b>	<b>\$52,332</b>

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

	Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
<b><u>REVENUES:</u></b>				
Assessment - Tax Roll	\$429,732	\$429,732	\$431,873	\$2,141
Interest Income	\$1,400	\$1,400	\$19,779	\$18,379
<b>Total Revenues</b>	<b>\$431,132</b>	<b>\$431,132</b>	<b>\$451,652</b>	<b>\$20,520</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2015</u></b>				
Interest Expense - 11/01	\$145,659	\$145,659	\$145,659	\$0
Principal Expense - 11/01	\$120,000	\$120,000	\$120,000	\$0
Principal Expense - 11/01 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 05/01	\$143,034	\$143,034	\$142,906	\$128
Principal Expense - 05/01 Prepayment	\$0	\$0	\$5,000	(\$5,000)
<b>Total Expenditures</b>	<b>\$408,694</b>	<b>\$408,694</b>	<b>\$418,566</b>	<b>(\$9,872)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$22,438</b>		<b>\$33,087</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$290,112</b>		<b>\$513,915</b>	
<b>FUND BALANCE - Ending</b>	<b>\$312,550</b>		<b>\$547,001</b>	

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

	Adopted Budget	Prorated Budget 9/30/23	Actual 9/30/23	Variance
<b><u>REVENUES:</u></b>				
Assessment - Tax Roll	\$341,479	\$341,479	\$366,822	\$25,343
Interest Income	\$1,000	\$1,000	\$15,863	\$14,863
<b>Total Revenues</b>	<b>\$342,479</b>	<b>\$342,479</b>	<b>\$382,685</b>	<b>\$40,206</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2015</u></b>				
Interest Expense - 11/01	\$116,697	\$116,697	\$116,697	\$0
Principal Expense - 11/01	\$105,000	\$105,000	\$105,000	\$0
Principal Expense - 11/02 Prepayment	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 05/01	\$114,859	\$114,859	\$114,734	\$125
Principal Expense - 5/01 Prepayment	\$0	\$0	\$5,000	(\$5,000)
<b>Total Expenditures</b>	<b>\$336,556</b>	<b>\$336,556</b>	<b>\$346,431</b>	<b>(\$9,875)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$5,923</b>		<b>\$36,254</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$234,660</b>		<b>\$409,545</b>	
<b>FUND BALANCE - Ending</b>	<b>\$240,583</b>		<b>\$445,798</b>	

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

	Approved Budget	Prorated Thru 03/31/23	Actual 9/30/23	Variance
<b>Revenues:</b>				
Interest Income	\$0	\$0	\$0	\$0
General Fund Transfer In	\$50,000	\$50,000	\$50,000	\$0
<b>Total Revenues</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$0</b>
<b>Expenditures</b>				
Capital Outlay	\$0	\$0	\$0	\$0
Repair and Maintenance	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$50,000</b>		<b>\$50,000</b>	
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Sources(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>Fund Balance - Ending</b>	<b>\$50,000</b>		<b>\$50,000</b>	

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

<b>Series 2015 Special Assessment Bonds</b>	
Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/45
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$218,893.13
Reserve Balance:	\$220,634.38
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

<b>Series 2017 Special Assessment Bonds</b>	
Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/47
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$170,922.80
Reserve Balance:	\$170,000.00
Bonds outstanding - 11/30/2017	\$5,345,000
Less: November 1, 2018	(\$50,000)
Less: May 1, 2019 (Prepayment)	(\$25,000)
Less: August 1, 2019 (Prepayment)	(\$15,000)
Less: November 1, 2019	(\$95,000)
Less: November 1, 2019 (Prepayment)	(\$5,000)
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
<b>TOTAL DISTRICT NET</b>	<b>635</b>	<b>429,732.19</b>	<b>365,003.07</b>	<b>287,013.40</b>	<b>1,081,748.66</b>

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	(5,389.93)	431,873.38	366,821.74	288,443.48	1,087,138.59
<b>TOTAL RECEIPTS / DUE</b>	<b>(5,389.93)</b>	<b>431,873.38</b>	<b>366,821.74</b>	<b>288,443.48</b>	<b>1,087,138.59</b>

**TAX ROLL RECEIPTS**

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/2/2022	373.40	317.16	249.39	939.95
2	11/17/2022	15,944.80	13,543.09	10,649.36	40,137.25
3	11/28/2022	12,310.02	10,455.80	8,221.73	30,987.55
4	12/12/2022	40,389.15	34,305.47	26,975.47	101,670.09
5	12/15/2022	44,821.66	38,070.32	29,935.89	112,827.88
6	1/20/2023	289,458.87	245,858.65	193,326.39	728,643.91
INTEREST 1	2/1/2023	573.92	487.47	383.31	1,444.70
7	2/21/2023	12,083.06	10,263.03	8,070.13	30,416.22
8	3/30/2023	4,290.88	3,644.56	2,865.84	10,801.28
INTEREST 2	4/6/2023	330.74	280.92	220.89	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
11	8/8/2023	2,276.57	1,933.66	1,520.50	5,730.72
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>431,873.38</b>	<b>366,821.74</b>	<b>288,443.48</b>	<b>1,087,138.59</b>

PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%
----------------------------	------	------	------	------

*C.*

# *Isles of Bartram Park*

## *Community Development District*

### *Check Run Summary*

*7/1/23 - 9/30/23*

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<i>General Fund</i>			
<i>Accounts Payable</i>	7/1/23 - 7/30/23	969-977	\$12,778.46
	8/1/23 - 8/31/23	978-989	\$40,537.92
	9/1/23 - 9/30/23	900-996	\$23,491.57
<b><i>Total</i></b>			<b>\$76,807.95</b>

*\* Fedex Invoices available upon request*

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/23	00021	7/01/23	M8147	202307	320	57200	46400		JUL POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00	000969
7/14/23	00036	7/01/23	1990	202307	320	57200	46100		JUL LAKE MAINTENANCE FIRST CHOICE AQUATICS	*	1,180.00	1,180.00	000970
7/14/23	00001	7/01/23	113	202307	310	51300	34000		JUL MANAGEMENT FEES	*	4,095.00		
		7/01/23	113	202307	310	51300	52000		JUL WEBSITE ADMIN	*	79.17		
		7/01/23	113	202307	310	51300	35100		JUL INFO TECH	*	116.67		
		7/01/23	113	202307	310	51300	31200		JUL DISSEM AGENT SRVCS	*	583.33		
		7/01/23	113	202307	310	51300	51000		OFFICE SUPPLIES	*	.27		
		7/01/23	113	202307	310	51300	42000		POSTAGE	*	31.58		
		7/01/23	113	202307	310	51300	42500		COPIES	*	43.35		
		7/01/23	113	202307	310	51300	41000		TELEPHONE	*	9.49		
									GOVERNMENTAL MANAGEMENT SERVICES			4,958.86	000971
7/14/23	00023	6/30/23	20244699	202306	320	57200	46400		JUN WATERFALL FOUNT/CHEM INNOVATIVE FOUNTAIN SERVICES, INC	*	241.74	241.74	000972
7/14/23	00032	6/29/23	3239639	202305	310	51300	31500		MAY GENERAL SERVICES KUTAK ROCK LLP	*	587.50	587.50	000973
7/14/23	00022	7/01/23	JAX54826	202307	320	57200	46200		JUL LANDSCAPE MAINTENANCE	*	2,832.13		
		7/05/23	JAX55553	202306	320	57200	46200		JUN IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	108.00	2,940.13	000974
7/31/23	00035	6/01/23	5679603	202306	310	51300	48000		5/19 MEETING #8798500 CA FLORIDA HOLDINGS,LLC	*	68.00	68.00	000975
7/31/23	00025	1/18/23	01182023	202212	320	57200	46500		REIMB JEA IRRIG 01/18/23	*	545.27		

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/15/23	02152023	202301	320	57200	46500		REIMB JEA IRRIG 02/15/23	*	530.64		
		3/16/23	03162023	202302	320	57200	46500		REIMB JEA IRRIG 03/16/23	*	308.40		
		6/15/23	06152023	202305	320	57200	46500		REIMB JEA IRRIG 06/15/23	*	467.92		
CELESTINA MASTER HOA												1,852.23	000976
7/31/23	00018	6/01/23	410345	202306	320	53800	45501		JUN MANAGEMENT SERVICES	*	500.00		
VESTA PROPERTY SERVICES, INC.												500.00	000977
8/17/23	00021	8/01/23	M8335	202308	320	57200	46400		AUG POOL CLEANING	*	450.00		
CRYSTAL CLEAN POOL SERVICE, INC												450.00	000978
8/17/23	00036	8/01/23	2033	202308	320	57200	46100		AUG LAKE MAINTENANCE	*	1,180.00		
		8/07/23	2039	202308	320	57200	46300		4 LIGHT BULBS @ PONDS 3&5	*	300.00		
FIRST CHOICE AQUATICS												1,480.00	000979
8/17/23	00001	8/01/23	114	202308	310	51300	34000		AUG MANAGEMENT FEES	*	4,095.00		
		8/01/23	114	202308	310	51300	52000		AUG WEBSITE ADMIN	*	79.17		
		8/01/23	114	202308	310	51300	35100		AUG INFO TECH	*	116.67		
		8/01/23	114	202308	310	51300	31200		AUG DISSEM AGENT SRVCS	*	583.33		
		8/01/23	114	202308	310	51300	51000		OFFICE SUPPLIES	*	.24		
		8/01/23	114	202308	310	51300	42000		POSTAGE	*	5.04		
		8/01/23	114	202308	310	51300	42500		COPIES	*	.15		
GOVERNMENTAL MANAGEMENT SERVICES												4,879.60	000980
8/17/23	00029	8/01/23	08012023	202308	300	20700	10200		3/30 TAX DIST 8	*	4,290.88		
		8/01/23	08012023	202308	300	20700	10200		4/6 INTEREST 2	*	330.74		
		8/01/23	08012023	202308	300	20700	10200		5/8 TAX DIST 9	*	6,817.14		
		8/01/23	08012023	202308	300	20700	10200		6/20 TAX DIST 10	*	2,203.17		
ISLES OF BARTRAM PARK CDD-DS 2015												13,641.93	000981
IBTR ISLES OF BRTRM BPEREGRINO													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
8/17/23	00030	8/01/23	08012023	202308	300-20700-10200			*	3,644.56			
			3/30 TAX DIST 8									
8/01/23		08012023	202308	300-20700-10200				*	280.92			
			4/6 INTEREST 2									
8/01/23		08012023	202308	300-20700-10200				*	5,790.30			
			5/8 TAX DIST 9									
8/01/23		08012023	202308	300-20700-10200				*	1,871.31			
			6/30 TAX DIST 10									
			ISLES OF BARTRAM PARK CDD-DS 2017								11,587.09	000982
8/17/23	00032	8/07/23	3264017	202306	310-51300-31500			*	142.00			
			JUN GENERAL SERVICES									
			KUTAK ROCK LLP								142.00	000983
8/17/23	00018	8/01/23	411827	202308	320-53800-45501			*	500.00			
			AUG MANAGEMENT SERVICES									
			VESTA PROPERTY SERVICES, INC.								500.00	000984
8/17/23	00022	8/01/23	JAX57242	202308	320-57200-46200			*	2,832.12			
			AUG LANDSCAPE MAINTENANCE									
			YELLOWSTONE LANDSCAPE								2,832.12	000985
8/24/23	00016	8/02/23	252-2569	202308	310-51300-33000			*	4,000.00			
			SE2017 TRUSTEE FEES									
			THE BANK OF NEW YORK MELLON								4,000.00	000986
8/24/23	00035	7/01/23	5749384	202307	310-51300-48000			*	209.44			
			NTC OF MTG #9038909									
			CA FLORIDA HOLDINGS, LLC								209.44	000987
8/24/23	00025	7/20/23	07202023	202306	320-57200-46500			*	586.74			
			REIMB JEA IRRIG 7/20/23									
			CELESTINA MASTER HOA								586.74	000988
8/31/23	00022	8/25/23	JAX57788	202308	320-57200-46200			*	229.00			
			AUG IRRIGATION REPAIRS									
			YELLOWSTONE LANDSCAPE								229.00	000989
9/18/23	00021	9/01/23	M8530	202308	320-57200-46400			*	450.00			
			AUG POOL CLEANING									
			CRYSTAL CLEAN POOL SERVICE, INC								450.00	000990
9/18/23	00036	8/29/23	2046	202308	320-57200-46100			*	1,200.00			
			TRTMENT/REMOVAL ON PONDS									
		9/01/23	2078	202309	320-57200-46100			*	1,180.00			
			SEPT LAKE MAINTENANCE									

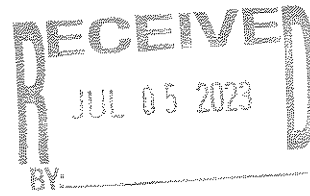
IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/23		2086		202309	320-57200-46300			*	400.00		
			QRTLY FOUNTAIN MAINT								
9/11/23		2087		202309	320-57200-46300			*	70.00		
			REPLACE BULB IN FOUNTAIN								
			FIRST CHOICE AQUATICS								
9/18/23	00001	9/01/23	115	202309	310-51300-34000			*	4,095.00		
			SEPT MANAGEMENT FEES								
9/01/23		115		202309	310-51300-52000			*	79.17		
			SEPT WEBSITE ADMIN								
9/01/23		115		202309	310-51300-35100			*	116.67		
			SEPT INFO TECH								
9/01/23		115		202309	310-51300-31200			*	583.33		
			SEPT DISSEM AGENT SRVCS								
9/01/23		115		202309	310-51300-51000			*	.45		
			OFFICE SUPPLIES								
9/01/23		115		202309	310-51300-42000			*	31.62		
			POSTAGE								
9/01/23		115		202309	310-51300-42500			*	42.45		
			COPIES								
			GOVERNMENTAL MANAGEMENT SERVICES								
9/18/23	00013	9/08/23	24712	202309	310-51300-35300			*	600.00		
			ARB SE 2017 FYE 7/31/23								
			GRAU AND ASSOCIATES								
9/18/23	00023	8/31/23	20244997	202307	320-57200-46400			*	246.75		
			JULY WATERFALL FOUNT/CHEM								
			INNOVATIVE FOUNTAIN SERVICES, INC								
9/18/23	00022	9/01/23	JAX58694	202309	320-57200-46200			*	2,832.13		
			SEPT LANDSCAPE MAINT								
			YELLOWSTONE LANDSCAPE								
9/28/23	00006	9/20/23	19905	202309	300-15500-10000			*	11,564.00		
			FY24 POLICY RENEWAL								
			EGIS INSURANCE ADVISORS LLC								
			TOTAL FOR BANK A								
			TOTAL FOR REGISTER								

IBTR ISLES OF BRTRM BPEREGRINO



# INVOICE



**Crystal Clean Pool Service Inc**  
9020-1 Berry Ave  
Jacksonville, FL 32211

Admin@crystalcleanpools.net  
+1 (904) 855-8884

## Isles of Bartram Park CCD

### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: M8147  
Terms: Net 30  
Invoice date: 07/01/2023  
Due date: 07/31/2023

Product or service		Amount
1. <b>Monthly Service</b>	1 x \$450.00	\$450.00
Monthly Pool Cleaning		
	<b>Total</b>	<b>\$450.00</b>

### Note to customer

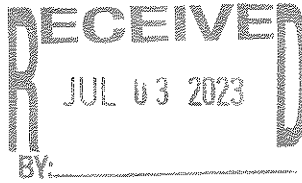
June

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 # 1990  
DATE 07/01/2023  
DUE DATE 07/31/2023  
TERMS Net 30

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

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Services rendered are for the month listed above.

SUBTOTAL	1,180.00
TAX	0.00
TOTAL	1,180.00
BALANCE DUE	<b>\$1,180.00</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 113  
**Invoice Date:** 7/1/23  
**Due Date:** 7/1/23  
**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		0.27	0.27
Postage		31.58	31.58
Copies		43.35	43.35
Telephone		9.49	9.49

RECEIVED  
JUL 06 2023  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$4,958.86</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,958.86</b>



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

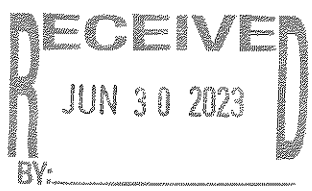
# Invoice

Date	Invoice #
6/30/2023	20244699

(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

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- June		202.50
Chemicals Added		39.24
		

<b>Balance Due</b>	<b>\$241.74</b>
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**KUTAK ROCK LLP**

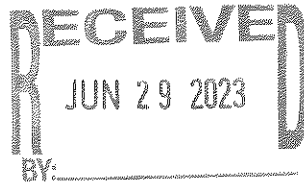
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2023



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

Reference: Invoice No. 3239639  
Client Matter No. 10623-1  
Notification Email: [eftgroup@kutakrock.com](mailto: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. 3239639  
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

05/04/23	W. Haber	0.20	47.00	Review agenda for May meeting
05/18/23	W. Haber	0.40	94.00	Prepare for Board meeting
05/19/23	W. Haber	0.60	141.00	Prepare for and participate in Board meeting

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$282.00

TOTAL CURRENT AMOUNT DUE \$282.00

UNPAID INVOICES:

April 28, 2023 Invoice No. 3211021 305.50

TOTAL DUE \$587.50



# INVOICE

INVOICE #	INVOICE DATE
JAX 548267	7/1/2023
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

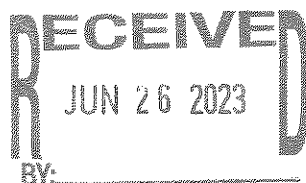
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Amount:** \$2,832.13

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



**Invoice Total** \$2,832.13

IN COMMERCIAL LANDSCAPING

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



# INVOICE

INVOICE #	INVOICE DATE
JAX 555537	7/5/2023
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

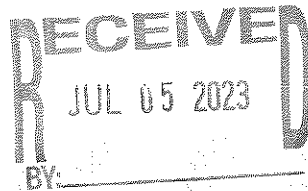
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 4, 2023

**Invoice Amount:** \$108.00

Description	Current Amount
June irrigation repairs	
Irrigation Repairs	\$108.00



**Invoice Total** \$108.00


IN COMMERCIAL LANDSCAPING

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

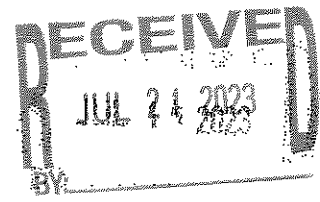
# LOCALIQ

FLORIDA

ACCOUNT NAME Isles of Bartram Park CDD c/o GMS LLC		ACCOUNT # 789138	PAGE # 1 of 1
STATEMENT # 0005679603	BILLING PERIOD Jun 1- Jun 30, 2023	PAYMENT DUE DATE July 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT 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 		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.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com		FEDERAL ID 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:		

Date	Description	Amount
6/1/23	Balance Forward	\$68.00



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$68.00
Service Fee 3.99%	\$2.71
*Cash/Check/ACH Discount	-\$2.71
*Payment Amount by Cash/Check/ACH	\$68.00
Payment Amount by Credit Card	\$70.71

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME Isles of Bartram Park CDD c/o GMS LLC		ACCOUNT NUMBER 789138		STATEMENT NUMBER 0005679603		AMOUNT PAID
CURRENT DUE \$0.00	30 DAYS PAST DUE \$68.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT 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 _____	
					TOTAL CREDIT CARD AMT DUE \$70.71	

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# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

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


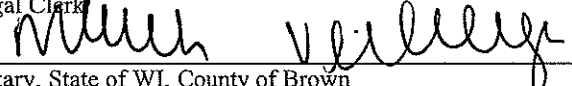
STATE OF WISCONSIN, COUNTY OF BROWN

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

05/11/2023

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

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

  
\_\_\_\_\_  
Legal Clerk  
  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
8.25.20

My commission expires

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

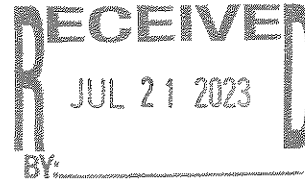
James Oliver  
District Manager  
Pub: May 11, 2023

**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 01.18.2023

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 01.18.2023)		\$545.27
Any questions please call Vesta WGV Office 904-747-0181			
<b>TOTAL AMOUNT DUE</b>			<b>\$545.27</b>

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



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

JAN 23 REC'D

Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 01/18/23

BYA SUMMARY OF CHARGES

Electric .....	\$	7,043.26
Irrigation .....		800.48
Sewer .....		536.49
Water .....		5,768.32

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

Total New Charges: ..... \$ 14,148.55



Change your light bulbs to LEDs.



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

00002 378923/4128356 00112036 1 I=1000000000

Do not pay. AutoPay will process your payment on 02/09/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$14,084.79	-\$14,084.79	\$0.00	\$14,148.55	\$14,148.55

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: 01/18/23	Do not pay. AutoPay will process your payment on 02/09/23.
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# 0012036 I=10000000



12036 1 AB 0.488  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824



## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is convenient 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, we don't have to do a thing.

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

**Pay Through Your Bank:** Use your bank 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 666-6000 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, JEA Charlotte, NC 28211-0047. Make checks payable to JEA.

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

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

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, remind that customers can call 666-6000; commercial customers can call 666-6250. Our self-serve system will let you know if we qualify and give you a new due date.

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

## STATEMENT INFORMATION

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

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 666-6000. Commercial customers can call us at 666-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

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

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

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

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

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional 5.0¢ per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

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

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

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

kgal: 1,000 gallons

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

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

## ADDRESS CORRECTION

**Account #**

**Tel:**

**Address:**

**City:**

**State:**

**Zip Code:**

**E-mail:**



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

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880495	<b>Bill Date:</b> 01/18/23	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLAW APT ARL Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	189.66 149.10 22.76 0.24 4.41 13.15	Area Light	12/14/22 - 01/17/23	Street and Area Light Rate
110 ANTLAW APT LSO1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	90.84 31.50 6.00 48.16 5.18	Reclaim Commercial	12/13/22 - 01/16/23 Current Reading 1470	Commercial Reclaimed Irrigation Service Consumption 14000 GAL Days Billed 34 Reading Type Regular
121 LACALLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	95.17 31.50 6.00 48.17 3.95 5.55	Reclaim Commercial	12/15/22 - 01/18/23 Current Reading 3192	Commercial Reclaimed Irrigation Service Consumption 15000 GAL Days Billed 34 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,351.09 9.25 636.94 573.82 5.96 31.44 93.68	Gate	12/14/22 - 01/17/23 Current Reading 632	General Service Consumption 9607 KWH Days Billed 34 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	787.78 9.25 369.36 332.76 3.45 18.33 54.63	Commercial - Electric	12/14/22 - 01/17/23 Current Reading 38009	General Service Consumption 5571 KWH Days Billed 34 Reading Type Regular





Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
23 ANLA ST APT L501 Detail Charges:	W	37.50 31.50 6.00	Reclaim Commercial Meter Nbr 78682270	12/13/22 - 01/16/23 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL
29 CELESTA PY APT IR01 Detail Charges:	E	108.39 85.20 13.02 0.14 2.52 7.51	Area Light	12/14/22 - 01/17/23	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	E	496.40 243.96 113.60 91.92 0.95 11.55 34.42	Area Light	12/14/22 - 01/17/23	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	W	4,435.06 201.60 6.00 48.17 3,817.43 361.86	Reclaim Commercial Meter Nbr 89006063	12/13/22 - 01/16/23 Current Reading 23762	Commercial Reclaimed Irrigation Service Consumption 978000 GAL
33 CELESTA PY Detail Charges:	E	1,150.37 9.25 541.60 487.93 5.06 26.77 79.76	Commercial - Electric Meter Nbr 22953660	12/14/22 - 01/17/23 Current Reading 53905 10.41	General Service Consumption 8169 KWH 10.41 KW
33 CELESTA PY Detail Charges:	W	37.50 18.90 14.90 3.70	Commercial - Water Meter Nbr 79232846	12/13/22 - 01/16/23 Current Reading 1066	Commercial Water Service Consumption 10000 GAL
33 STARLIS PL Detail Charges:	W	39.75 18.90 6.00 13.00 1.85	Reclaim Residential Meter Nbr 82196211	12/13/22 - 01/16/23 Current Reading 1884	Residential Reclaimed Irrigation Consumption 5000 GAL
33 TALORIAN APT IR01 Detail Charges:	W	108.16 31.50 6.00 48.17 15.83 6.66	Reclaim Commercial Meter Nbr 78727792	12/13/22 - 01/16/23 Current Reading 4245	Commercial Reclaimed Irrigation Service Consumption 18000 GAL





Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Current Reading	Service Period:	Bill Rate:
65 DELANO ST Detail Charges:	E	13.96 9.25 1.79 1.61 0.02 0.32 0.97	Commercial - Electric	14113889	2590	12/14/22 - 01/17/23	General Service Consumption 27 KWH Days Billed 34 Reading Type Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water	79232848	0	12/13/22 - 01/16/23	Commercial Water Service Consumption 0 GAL Days Billed 34 Reading Type Regular

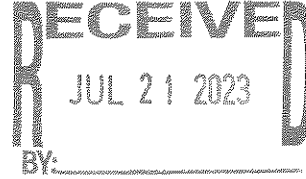


**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 02.15.2023

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 02.15.2023)		\$530.64
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$530.64

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



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

FEB 21 REC'D



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 02/15/23

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	5,745.89
Irrigation .....		635.94
Sewer .....		510.93
Water .....		5,610.86

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

Total New Charges: ..... \$ 12,503.62



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



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

Do not pay. AutoPay will process your payment on 03/09/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$14,148.55	-\$14,148.55	\$0.00	\$12,503.62	\$12,503.62

**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: 02/15/23	Do not pay. AutoPay will process your payment on 03/09/23.
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11650 1 AB 0.504  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824



## BILLING AND PAYMENT OPTIONS

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

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

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

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**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card with a convenience charge 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 with a convenience charge by card payment vendor. Payments up to \$500: \$2.20, \$500.01-\$1,000: \$4.40, \$1,000.01-\$10,000: \$9.95.

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

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

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

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000, our 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, call 2-1-1 or 632-6600.

## STATEMENT INFORMATION

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

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

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

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

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

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

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

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

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 113 cubic feet or less.

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

kgal: 1,000 gallons

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

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

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



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

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 02/15/23	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	189.32 149.10 22.50 0.19 4.40 13.13	Area Light	01/17/23 - 02/14/23	Street and Area Light Rate
110 ANTLA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial	01/16/23 - 02/13/23 Current Reading 1482	Commercial Reclaimed Irrigation Service Consumption 12000 GAL Days Billed 28 Reading Type Regular
121 LACALLE AV APT RD1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	71.79 31.50 6.00 30.96 3.33	Reclaim Commercial	01/18/23 - 02/15/23 Current Reading 3201	Commercial Reclaimed Irrigation Service Consumption 9000 GAL Days Billed 28 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,127.05 9.25 484.79 524.12 4.53 26.22 78.14	Gate	01/17/23 - 02/14/23 Current Reading 7944	General Service Consumption 7312 KWH Days Billed 28 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	678.77 9.25 290.20 313.75 2.71 15.79 47.07	Commercial - Electric	01/17/23 - 02/14/23 Current Reading 42386	General Service Consumption 4377 KWH Days Billed 28 Reading Type Regular
23 ANILA ST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	01/16/23 - 02/13/23 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 28 Reading Type Regular





Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 CELESTIA PY APT IR01 Detail Charges: 12 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	108.16 85.20 12.83 0.11 2.52 7.50	Area Light	01/17/23 - 02/14/23	Street and Area Light Rate
29 CELESTIA PY APT IR01 Detail Charges: 38 Unit(s) 70W HPS CH PT 16 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	495.00 243.96 113.60 90.81 0.79 11.52 34.32	Area Light	01/17/23 - 02/14/23	Street and Area Light Rate
29 CELESTIA PY APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	4,244.54 201.60 6.00 48.17 3,643.19 345.58	Reclaim Commercial	01/16/23 - 02/13/23 Current Reading 24686	Commercial Reclaimed Irrigation Service Consumption 934000 GAL Days Billed 28 Reading Type Regular
33 CELESTIA PY Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,028.07 9.25 441.82 477.67 4.13 23.92 71.28	Commercial - Electric	01/17/23 - 02/14/23 Current Reading 60569 22953660 10.31	General Service Consumption 6664 KWH Days Billed 28 Reading Type Regular 10.31 KW 28
33 CELESTIA PY Detail Charges: Basic Monthly Charge Water Consumption Charge Environmental Charge	W	33.78 18.90 11.92 2.96	Commercial - Water	01/16/23 - 02/13/23 Current Reading 1074 79232846	Commercial Water Service Consumption 8000 GAL Days Billed 28 Reading Type Regular
33 STARLIS PL Detail Charges: Basic Monthly Charge Reclaimed Water Inspection Fee Tier 1 Consumption (1-14 kgal @ \$2.60) Environmental Charge	W	45.69 18.90 6.00 18.20 2.59	Reclaim Residential	01/16/23 - 02/13/23 Current Reading 1891 82196211	Residential Reclaimed Irrigation Consumption 7000 GAL Days Billed 28 Reading Type Regular
33 TALORIAN APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	90.84 31.50 6.00 48.16 5.18	Reclaim Commercial	01/16/23 - 02/13/23 Current Reading 4259 78727792	Commercial Reclaimed Irrigation Service Consumption 14000 GAL Days Billed 28 Reading Type Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
35 MANDARA WY Detail Charges:	E	2,063.08 9.25 891.07 963.38 8.33 48.00 143.05	Commercial - Electric Meter Nbr 22489790 22489790	01/17/23 - 02/14/23 Current Reading 28970 .75	General Service Consumption 13440 KWH 30.00 KW	Days Billed 28 28	Reading Type Regular Regular
35 MANDARA WY Detail Charges:	I	635.94 63.00 48.17 475.19 49.58	Irrigation 1 - Commercial Meter Nbr 78261618	01/16/23 - 02/13/23 Current Reading 15481	Commercial Irrigation Service Consumption 134000 GAL	28	Regular
35 MANDARA WY Detail Charges:	S	510.93 338.40 162.54 9.99	Commercial - Water/Sewer Meter Nbr 79251944	01/16/23 - 02/13/23 Current Reading 2309	Commercial Sewer Service Consumption 27000 GAL	28	Regular
35 MANDARA WY Detail Charges:	W	251.82 201.60 40.23 9.99	Commercial - Water/Sewer Meter Nbr 79251944	01/16/23 - 02/13/23 Current Reading 2309	Commercial Water Service Consumption 27000 GAL	28	Regular
44 CALLEL WY APT 1R01 Detail Charges:	W	421.11 63.00 6.00 48.17 273.23 30.71	Reclaim Commercial Meter Nbr 86322464	01/16/23 - 02/13/23 Current Reading 5344	Commercial Reclaimed Irrigation Service Consumption 83000 GAL	28	Regular
56 CALLEL WY APT 1R01 Detail Charges:	E	41.66 9.25 13.66 14.76 0.13 0.97 2.89	Irrigation 1 - Electric Meter Nbr 23650846	01/17/23 - 02/14/23 Current Reading 7041	General Service Consumption 206 KWH	28	Regular
57 SOLIS AV APT L501 Detail Charges:	W	311.67 31.50 6.00 48.17 201.95 24.05	Reclaim Commercial Meter Nbr 78582271	01/16/23 - 02/13/23 Current Reading 1431	Commercial Reclaimed Irrigation Service Consumption 65000 GAL	28	Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:	
65 DELANO ST Detail Charges:	E	14.78 9.25 1.99 2.15 0.02 0.34 1.03	Commercial - Electric Meter Nbr 14113889	01/17/23 - 02/14/23 Current Reading 2620	General Service Consumption 30 KWH	28 Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	01/16/23 - 02/13/23 Current Reading 0	Commercial Water Service Consumption 0 GAL	28 Regular

**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 03.16.2023

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 3.16.2023)		\$308.40
Any questions please call Vesta WGV Office 904-747-0181			
<b>TOTAL AMOUNT DUE</b>			<b>\$308.40</b>

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





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

MAR 20 REC'D



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 03/16/23

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	5,762.62
Irrigation .....		575.32
Sewer .....		510.93
Water .....		3,386.70

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

Total New Charges: ..... \$ 10,235.57



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



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

Do not pay. AutoPay will process your payment on 04/07/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$12,503.62	-\$12,503.62	\$0.00	\$10,235.57	\$10,235.57

**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: 03/16/23

Do not pay. AutoPay will process your payment on 04/07/23.

# 0002372 I=10000000



2372 1 AB 0.504  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUSINESS PARK CIR STE 101  
 ST AUGUSTINE FL 32095-8824

01002 362953/4152133 0002372 1 I=1000000000



## 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](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01-\$1,000: \$4.40, \$1,000.01-\$10,000: \$9.95.

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

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

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

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

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

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

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

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

## STATEMENT INFORMATION

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

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

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

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

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

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

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$0.1 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

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

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

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

kgal: 1,000 gallons

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

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

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



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

**SERVICE DETAILS**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 03/16/23	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	189.96 149.10 23.07 0.20 4.42 13.17	Area Light	02/14/23 - 03/15/23	Street and Area Light Rate
110 ANTLA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	90.84 31.50 6.00 48.16 5.18	Reclaim Commercial	02/13/23 - 03/14/23 Current Reading 1496	Commercial Reclaimed Irrigation Service Consumption 14000 GAL Days Billed 29 Reading Type Regular
121 LACAILLE AV APT IP01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	67.98 31.50 6.00 27.52 2.96	Reclaim Commercial	02/15/23 - 03/16/23 Current Reading 3209	Commercial Reclaimed Irrigation Service Consumption 8000 GAL Days Billed 29 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,147.43 9.25 496.06 531.22 4.64 26.70 79.56	Gate	02/14/23 - 03/15/23 Current Reading 15426	General Service Consumption 7482 KWH Days Billed 29 Reading Type Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	724.12 9.25 311.41 333.49 2.91 16.85 50.21	Commercial - Electric	02/14/23 - 03/15/23 Current Reading 47083	General Service Consumption 4697 KWH Days Billed 29 Reading Type Regular
23 ANTLA ST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	02/13/23 - 03/14/23 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 Detail Charges: 12 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	108.59 85.20 13.21 0.12 2.53 7.53	Area Light	02/14/23 - 03/15/23	Street and Area Light Rate
29 CELESTIA PY APT IR01 Detail Charges: 38 Unit(s) 70W HPS CH PT 16 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	497.68 243.96 113.60 93.22 0.81 11.58 34.51	Area Light	02/14/23 - 03/15/23	Street and Area Light Rate
29 CELESTIA PY APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	2,270.06 201.60 6.00 48.17 1,837.43 176.86	Reclaim Commercial	02/13/23 - 03/14/23 Meter Nbr 89006063 Current Reading 25174	Commercial Reclaimed Irrigation Service Consumption 478000 GAL Days Billed 29 Reading Type Regular
33 CELESTIA PY Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	1,053.03 9.25 454.88 487.13 4.25 24.50 73.02	Commercial - Electric	02/14/23 - 03/15/23 Meter Nbr 22953660 Current Reading 67430 10.25	General Service Consumption 6861 KWH Days Billed 29 Reading Type Regular
33 CELESTIA PY Detail Charges: Basic Monthly Charge Water Consumption Charge Environmental Charge	W	31.92 18.90 10.43 2.59	Commercial - Water	02/13/23 - 03/14/23 Meter Nbr 79232846 Current Reading 1081	Commercial Water Service Consumption 7000 GAL Days Billed 29 Reading Type Regular
33 STAPLUS PL Detail Charges: Basic Monthly Charge Reclaimed Water Inspection Fee Tier 1 Consumption (1-14 kgal @ \$2.60) Environmental Charge	W	48.66 18.90 6.00 20.80 2.96	Reclaim Residential	02/13/23 - 03/14/23 Meter Nbr 82196211 Current Reading 1899	Residential Reclaimed Irrigation Consumption 8000 GAL Days Billed 29 Reading Type Regular
33 TALORIAN APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	75.60 31.50 6.00 34.40 3.70	Reclaim Commercial	02/13/23 - 03/14/23 Meter Nbr 78727792 Current Reading 4289	Commercial Reclaimed Irrigation Service Consumption 10000 GAL Days Billed 29 Reading Type Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY Detail	E	1,980.06 9.25	Commercial - Electric	02/14/23 - 03/15/23	General Service
Charges:		859.25 920.16 8.04 46.07 137.29	Meter Nbr 22489790 22489790	Current Reading 29294 .72	Consumption 12960 KWH 28.80 KW
					Days Billed 29 29
					Reading Type Regular Regular
35 MANDARA WY Detail	I	575.32 63.00 48.17 419.75 44.40	Irrigation 1 - Commercial	02/13/23 - 03/14/23	Commercial Irrigation Service
Charges:			Meter Nbr 78261618	Current Reading 15611	Consumption 120000 GAL
					Days Billed 29
					Reading Type Regular
35 MANDARA WY Detail	S	510.93 338.40 162.54 9.99	Commercial - Water/Sewer	02/13/23 - 03/14/23	Commercial Sewer Service
Charges:			Meter Nbr 79251944	Current Reading 2336	Consumption 27000 GAL
					Days Billed 29
					Reading Type Regular
35 MANDARA WY Detail	W	251.82 201.60 40.23 9.99	Commercial - Water/Sewer	02/13/23 - 03/14/23	Commercial Water Service
Charges:			Meter Nbr 79251944	Current Reading 2336	Consumption 27000 GAL
					Days Billed 29
					Reading Type Regular
44 CALLEL WY APT IR01 Detail	W	425.44 63.00 6.00 48.17 277.19 31.08	Reclaim Commercial	02/13/23 - 03/14/23	Commercial Reclaimed Irrigation Service
Charges:			Meter Nbr 86322464	Current Reading 5428	Consumption 84000 GAL
					Days Billed 29
					Reading Type Regular
56 CALLEL WY APT IR01 Detail	E	48.51 9.25 16.71 17.89 0.16 1.13 3.37	Irrigation 1 - Electric	02/14/23 - 03/15/23	General Service
Charges:			Meter Nbr 23650846	Current Reading 7286	Consumption 252 KWH
					Days Billed 29
					Reading Type Regular
57 SOLIS AV APT LS01 Detail	W	67.98 31.50 6.00 27.52 2.96	Reclaim Commercial	02/13/23 - 03/14/23	Commercial Reclaimed Irrigation Service
Charges:			Meter Nbr 78582271	Current Reading 1438	Consumption 8000 GAL
					Days Billed 29
					Reading Type Regular



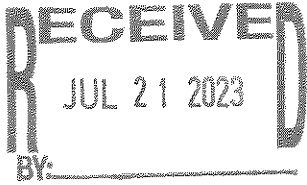
Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELANO ST Detail Charges:	E	13.24 9.25 1.33 1.42 0.01 0.31 0.92	Commercial - Electric Meter Nbr 14T13889	02/14/23 - 03/15/23 Current Reading 2640	General Service Consumption 20 KWH
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	02/13/23 - 03/14/23 Current Reading 0	Commercial Water Service Consumption 0 GAL

**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 6/15/2023

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 6/15/2023)  		\$467.92
Any questions please call Vesta WGV Office 904-747-0181			
<b>TOTAL AMOUNT DUE</b>			<b>\$467.92</b>

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



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 06/15/23

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	4,679.26
Irrigation .....		1,882.98
Sewer .....		574.83
Water .....		7,297.31

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

Total New Charges: ..... \$ 14,434.38



Change your light bulbs to LEDs.



JEA's Annual Water Quality report for 2022 is available at [jea.com/WQR2022](http://jea.com/WQR2022). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

11-387170/4185338 0001577 I=0000000000

Do not pay. AutoPay will process your payment on 07/07/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$12,664.16	-\$12,664.16	\$0.00	\$14,434.38	\$14,434.38

**WE APPRECIATE YOUR BUSINESS**

Additional information on reverse side. →



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

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

Acct#: 1209880485

Bill Date: 06/15/23

Do not pay. AutoPay will process your payment on 07/07/23.

# 0001577

I=00000000



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
200 BUS PK CIR STE 101  
ST AUGUSTINE FL 32095-8824



**BILLING AND PAYMENT OPTIONS**

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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.

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**STATEMENT INFORMATION**

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

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

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

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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**

<b>Account Name:</b> CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	<b>Account #:</b> 1209880485	<b>Bill Date:</b> 06/15/23	<b>Cycle:</b> 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax	E	180.57 149.10 14.75 4.20 12.52	Area Light	05/12/23 - 06/14/23	Street and Area Light Rate
110 ANTLA 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	05/11/23 - 06/13/23 Current Reading 1548	Commercial Reclaimed Irrigation Service Consumption 18000 GAL Days Billed Reading Type 33 Regular
121 LACALLE AV APT IRO1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)	W	67.98 31.50 6.00 30.48	Reclaim Commercial	05/15/23 - 06/15/23 Current Reading 3235	Commercial Reclaimed Irrigation Service Consumption 8000 GAL Days Billed Reading Type 31 Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03476 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	869.70 21.00 463.87 265.29 39.00 20.23 60.31	Gate	05/12/23 - 06/14/23 Current Reading 37257	General Service Consumption 7632 KWH Days Billed Reading Type 33 Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03476 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	475.27 21.00 247.74 141.68 20.83 11.06 32.96	Commercial - Electric	05/12/23 - 06/14/23 Current Reading 57404	General Service Consumption 4076 KWH Days Billed Reading Type 33 Regular
23 ANILA ST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	05/11/23 - 06/13/23 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed Reading Type 33 Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 CELESTIA PY APT IR01 Detail Charges: 12 Unit(s) 40W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax	E	103.16 85.20 8.41 2.40 7.15	Area Light	05/12/23 - 06/14/23	Street and Area Light Rate
29 CELESTIA PY APT IR01 Detail Charges: 38 Unit(s) 70W HPS CH PT 16 Unit(s) 40W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax	E	459.69 243.96 113.60 59.56 10.70 31.87	Area Light	05/12/23 - 06/14/23	Street and Area Light Rate
29 CELESTIA PY APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)	W	5,920.26 201.60 6.00 53.35 5,659.31	Reclaim Commercial	05/11/23 - 06/13/23	Commercial Reclaimed Irrigation Service Consumption 1321000 GAL Days Billed 33 Reading Type Regular
33 CELESTIA PY Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03476 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	871.92 21.00 465.09 265.98 39.10 20.29 60.46	Commercial - Electric	05/12/23 - 06/14/23	General Service Consumption 7652 KWH Days Billed 33 Reading Type Regular Consumption 10.21 KW Days Billed 33 Reading Type Regular
33 CELESTIA PY Detail Charges: Basic Monthly Charge	W	18.90 18.90	Commercial - Water	05/11/23 - 06/13/23	Commercial Water Service Consumption 0 GAL Days Billed 33 Reading Type Regular
33 STARLIS PL Detail Charges: Basic Monthly Charge Reclaimed Water Inspection Fee Tier 1 Consumption (1-14 kgal @ \$2.97) Tier 2 Consumption (> 14 kgal @ \$5.97)	W	72.44 18.90 6.00 41.59 5.95	Reclaim Residential	05/11/23 - 06/13/23	Residential Reclaimed Irrigation Consumption 15000 GAL Days Billed 33 Reading Type Regular
33 TALORIAN APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)	W	83.22 31.50 6.00 45.72	Reclaim Commercial	05/11/23 - 06/13/23	Commercial Reclaimed Irrigation Service Consumption 12000 GAL Days Billed 33 Reading Type Regular
35 MANDARA WY Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03476 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	1,638.16 21.00 884.96 506.11 74.40 38.11 113.58	Commercial - Electric	05/12/23 - 06/14/23	General Service Consumption 14560 KWH Days Billed 33 Reading Type Regular Consumption 30.00 KW Days Billed 33 Reading Type Regular

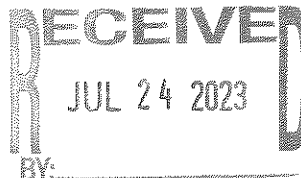
Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Service Period:	Bill Rate:
35 MANDARA WY Detail Charges:	I	1,882.98 63.00 53.35 1,766.63	Irrigation 1 - Commercial	78261618	05/11/23 - 06/13/23 Current Reading 16363	Commercial Irrigation Service Consumption 422000 GAL Days Billed 33 Reading Type Regular
35 MANDARA WY Detail Charges:	S	574.83 338.40 236.43	Commercial - Water/Sewer	79251944	05/11/23 - 06/13/23 Current Reading 2432	Commercial Sewer Service Consumption 37000 GAL Days Billed 33 Reading Type Regular
35 MANDARA WY Detail Charges:	W	270.42 201.60 68.82	Commercial - Water/Sewer	79251944	05/11/23 - 06/13/23 Current Reading 2432	Commercial Water Service Consumption 37000 GAL Days Billed 33 Reading Type Regular
44 CALLIEL WY APT1R01 Detail Charges:	W	650.60 63.00 6.00 53.35 528.25	Reclaim Commercial	86322464	05/11/23 - 06/13/23 Current Reading 5873	Commercial Reclaimed Irrigation Service Consumption 136000 GAL Days Billed 33 Reading Type Regular
56 CALLIEL WY APT1R01 Detail Charges:	E	54.64 21.00 17.26 9.87 1.45 1.27 3.79	Irrigation 1 - Electric	28650846	05/12/23 - 06/14/23 Current Reading 8084	General Service Consumption 284 KWH Days Billed 33 Reading Type Regular
57 SOLIS AV APT1S01 Detail Charges:	W	48.93 31.50 6.00 11.43	Reclaim Commercial	78582271	05/11/23 - 06/13/23 Current Reading 1458	Commercial Reclaimed Irrigation Service Consumption 3000 GAL Days Billed 33 Reading Type Regular
65 DELANO ST Detail Charges:	E	26.15 21.00 1.64 0.94 0.14 0.61 1.82	Commercial - Electric	14113889	05/12/23 - 06/14/23 Current Reading 2701	General Service Consumption 27 KWH Days Billed 33 Reading Type Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water	79232848	05/11/23 - 06/13/23 Current Reading 0	Commercial Water Service Consumption 0 GAL Days Billed 33 Reading Type Regular



# Invoice

Date 06/01/2023  
Invoice # 410345  
Terms Due on receipt

Vesta Property Services  
411 South Central Ave., Suite B  
Flagler Beach, FL 32136  
p. (386) 439-0134  
f. (386) 439-4256



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

Description	Quantity	Rate	Serial/Lot Numbers	Amount
MANAGEMENT SERVICES	1	500.00		500.00
<b>Total</b>				<b>500.00</b>





# Invoice

Date 07/01/2023  
Invoice # 411185  
Terms Due on receipt

Vesta Property Services  
411 South Central Ave., Suite B  
Flagler Beach, FL 32136  
p. (386) 439-0134  
f. (386) 439-4256

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

Description	Quantity	Rate	Serial/ Lot Numbers	Amount
MANAGEMENT SERVICES	1	500.00		500.00
<b>Total</b>				<b>500.00</b>



# INVOICE

**Crystal Clean Pool Service Inc**  
9020-1 Berry Ave  
Jacksonville, FL 32211

Admin@crystalcleanpools.net  
+1 (904) 855-8884

Isles of Bartram Park CCD

**Bill to**

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

**Ship to**

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

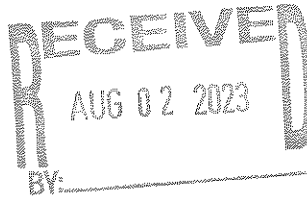
**Invoice details**

Invoice no.: M8335  
Terms: Net 30  
Invoice date: 08/01/2023  
Due date: 08/31/2023

Product or service		Amount
1. <b>Monthly Service</b> Monthly Pool Cleaning	1 unit x \$450.00	\$450.00

**Total** **\$450.00**

Note to customer  
July



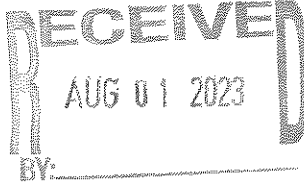
**First Choice Aquatics**

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 #** 2033  
**DATE** 08/01/2023  
**DUE DATE** 08/31/2023  
**TERMS** Net 30

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SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>Lake Maintenance</b>	Isles of Bartram Park	1	1,180.00	1,180.00

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Services rendered are for the month listed above.

SUBTOTAL	1,180.00
TAX	0.00
TOTAL	1,180.00
<b>BALANCE DUE</b>	<b>\$1,180.00</b>

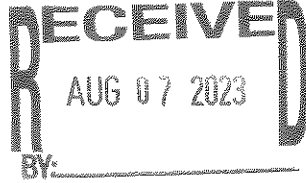


First Choice Aquatics  
14289 Denton Rd  
Jacksonville, FL 32226 US  
+1 9042267031  
firstchoiceaquaticsjax@gmail.com

# INVOICE

**BILL TO**

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



INVOICE # 2039  
DATE 08/07/2023  
DUE DATE 09/06/2023  
TERMS Net 30

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SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Repair	4 Replaced Light Bulbs at 2 Ponds.	1	300.00	300.00
4 Replaced Light Bulbs at Pond 3 and Pond 5.				
SUBTOTAL				300.00
TAX				0.00
TOTAL				300.00
BALANCE DUE				<b>\$300.00</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

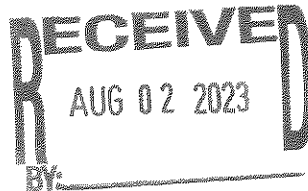
**Invoice**

**Invoice #:** 114  
**Invoice Date:** 8/1/23  
**Due Date:** 8/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

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

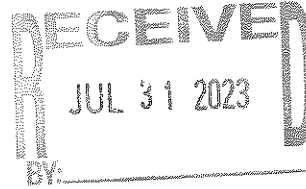
Description	Hours/Qty	Rate	Amount
Management Fees - August 2023		4,095.00	4,095.00
Website Administration - August 2023		79.17	79.17
Information Technology - August 2023		116.67	116.67
Dissemination Agent Services - August 2023		583.33	583.33
Office Supplies		0.24	0.24
Postage		5.04	5.04
Copies		0.15	0.15



<b>Total</b>	<b>\$4,879.60</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,879.60</b>

**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*



**Check Request**

Date	Amount	Authorized By
August 1, 2023	\$13,641.93	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200
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Intended Use of Funds Requested:

\$	4,290.88	3/30/23	TAX DIST 8
\$	330.74	4/6/23	INTEREST 2
\$	6,817.14	5/8/23	TAX DIST 9
\$	2,203.17	6/20/23	TAX DIST 10
	\$	13,641.93	
<i>(Attach supporting documentation for request.)</i>			

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

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

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

**TAX ROLL RECEIPTS**

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/2/2022	373.40	317.16	249.39	939.95
2	11/17/2022	15,944.80	13,543.09	10,649.36	40,137.25
3	11/28/2022	12,310.02	10,455.80	8,221.73	30,987.55
4	12/12/2022	40,389.15	34,305.47	26,975.47	101,670.09
5	12/15/2022	44,821.66	38,070.32	29,935.89	112,827.88
6	1/20/2023	289,458.87	245,858.65	193,326.39	728,643.91
INTEREST 1	2/1/2023	573.92	487.47	383.31	1,444.70
7	2/21/2023	12,083.06	10,263.03	8,070.13	30,416.22
8	3/30/2023	4,290.88	3,644.56	2,865.84	10,801.28
INTEREST 2	4/6/2023	330.74	280.92	220.89	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
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>429,596.81</b>	<b>364,888.08</b>	<b>286,922.98</b>	<b>1,081,407.87</b>

<b>PERCENT COLLECTED TAX ROLL</b>	100%	100%	100%	100%
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**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

**RECEIVED**  
JUL 31 2023  
BY: \_\_\_\_\_

Date	Amount	Authorized By
August 1, 2023	\$11,587.09	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 -2017
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Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
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Intended Use of Funds Requested:

\$	3,644.56	3/30/23	TAX DIST 8
\$	280.92	4/6/23	INTEREST 2
\$	5,790.30	5/8/23	TAX DIST 9
\$	1,871.31	6/20/23	TAX DIST 10
\$	<u>11,587.09</u>		

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

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

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

**TAX ROLL RECEIPTS**

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/2/2022	373.40	317.16	249.39	939.95
2	11/17/2022	15,944.80	13,543.09	10,649.36	40,137.25
3	11/28/2022	12,310.02	10,455.80	8,221.73	30,987.55
4	12/12/2022	40,389.15	34,305.47	26,975.47	101,670.09
5	12/15/2022	44,821.66	38,070.32	29,935.89	112,827.88
6	1/20/2023	289,458.87	245,858.65	193,326.39	728,643.91
INTEREST 1	2/1/2023	573.92	487.47	383.31	1,444.70
7	2/21/2023	12,083.06	10,263.03	8,070.13	30,416.22
8	3/30/2023	4,290.88	3,644.56	2,865.84	10,801.28
INTEREST 2	4/6/2023	330.74	280.92	220.89	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
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>429,596.81</b>	<b>364,888.08</b>	<b>286,922.98</b>	<b>1,081,407.87</b>

<b>PERCENT COLLECTED TAX ROLL</b>	100%	100%	100%	100%
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**KUTAK ROCK LLP**

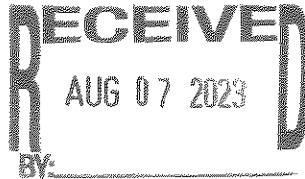
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 7, 2023



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

Reference: Invoice No. 3264017  
Client Matter No. 10623-1  
Notification Email: [eftgroup@kutakrock.com](mailto: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. 3264017  
10623-1

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Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

06/02/23	W. Haber	0.40	94.00	Review and revise budget and assessment notices and resolutions
06/02/23	K. Jusevitch	0.40	48.00	Prepare budget hearing notice and resolutions; confer with Haber and correspond with district manager

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$142.00

TOTAL CURRENT AMOUNT DUE \$142.00



# Invoice

Date 08/01/2023  
Invoice # 411827  
Terms Due on receipt

Vesta Property Services  
411 South Central Ave., Suite B  
Flagler Beach, FL 32136  
p. (386) 439-0134  
f. (386) 439-4256

RECEIVED  
JUL 27 2023  
BY: \_\_\_\_\_

**Bill To**

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

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

**Total** 500.00



411827





# INVOICE

INVOICE #	INVOICE DATE
JAX 572425	8/1/2023
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

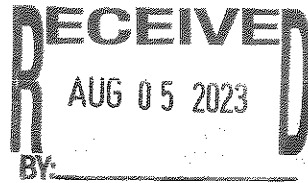
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

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



**Invoice Total** \$2,832.12

IN COMMERCIAL LANDSCAPING

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



**BNY MELLON**

The Bank of New York Mellon  
Trust Company, N.A.

# INVOICE

000015 XBFRSDD1 000000



Governmental Management Services, LLC  
Attn: Jim Oliver  
475 West Town Place, Suite 114  
World Golf Village  
St Augustine, FL 32092

Invoice Number: 252-2569944  
Account Number: ISLES2017  
Invoice Date: 02-Aug-23  
Cycle Date: 01-Aug-23  
Administrator: Caroline Cowart  
Phone Number: 904-645-1919  
Currency: USD

Isles of Bartram Park Community Development District Special Assessment Bonds, Series 2017

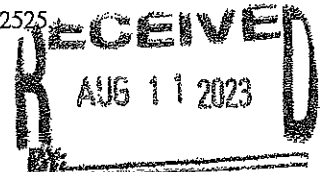
	<u>Quantify</u>	<u>Rate</u>	<u>Proration</u>	<u>Subtotal</u>	<u>Total</u>
<u>Flat</u>					
<b>Administration Fee</b>					<b>4,000.00</b>
For the period: August 01, 2023 to July 31, 2024					

Invoice Total:	<b>4,000.00</b>
Satisfied To Date:	<b>0.00</b>
Balance Due:	<b>4,000.00</b>

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576. The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street - Suite 2525 Los Angeles, CA 90071

Check Payment Instructions:  
The Bank of New York Mellon  
Corporate Trust Department  
P.O. Box 392013  
Pittsburgh, PA 15251-9013  
Please enclose billing stub.

Wire and ACH Payment Instructions:  
The Bank of New York Mellon  
ABA Number: 021000018  
Account Number: 8901245259  
Account Name: BNY Mellon - Fee Billing Wire Fees  
Please reference Invoice Number: 252-2569944



### Billing Stub

Isles of Bartram Park Community Development District Special Assessment Bonds, Series 2017

Invoice Number: 252-2569944  
Account Number: ISLES2017  
Invoice Date: 02-Aug-23  
Cycle Date: 01-Aug-23  
Administrator: Caroline Cowart  
Phone Number: 904-645-1919  
Amount: 4,000.00 USD

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# LOCALIQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Isles of Bartram Park CDD c/o GMS LLC		789138	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005749384	Jul 1- Jul 31, 2023	August 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$209.44	

**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



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.

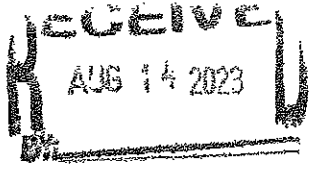
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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

Date	Description	Amount
7/1/23	Balance Forward	\$68.00
7/16/23	PAYMENT - THANK YOU	-\$68.00

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
7/14/23-7/21/23	9038909	Bartram 8/11/23	Bartram 8/11/23	\$209.44



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$209.44
Service Fee 3.99%	\$8.36
*Cash/Check/ACH Discount	-\$8.36
*Payment Amount by Cash/Check/ACH	\$209.44
Payment Amount by Credit Card	\$217.80

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Isles of Bartram Park CDD c/o GMS LLC		789138		0005749384		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$209.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$209.44
REMITTANCE ADDRESS (Include Account # & Invoice # on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$217.80
				Card Number _____		
				Exp Date ____/____/____	CVV Code _____	
				Signature _____		Date _____

0000789138000000000000000057493840002094467174

# 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* *Willing*

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$209.44  
Order No: 9038909 # of Copies:  
Customer No: 789138 1  
PO #: Bartram 8/11/23

**THIS IS NOT AN INVOICE!**

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

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.islesofbartramparkcdd.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.

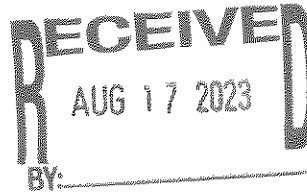
James Oliver  
District Manager  
Pub: 7/14/23; 7/21/23; #9038909

**Celestina Master HOA, Inc**

**INVOICE**

INVOICE DATE: 7/20/2023

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 7/20/2023)	\$586.74
Any questions please call Vesta WGV Office 904-747-0181		
<b>TOTAL AMOUNT DUE</b>		<b>\$586.74</b>

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



225 North Pearl Street, Jacksonville, FL 32202-4513  
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

JUL 25 2023

Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 07/20/23

TOTAL NUMBER OF CHARGES	
Electric .....	\$ 4,901.18
Irrigation .....	3,329.20
Sewer .....	619.56
Water .....	6,188.65
<i>(A complete breakdown of charges can be found on the following pages.)</i>	
Total New Charges: .....	\$ 15,038.59

Your Irrigation consumption this month was higher than your typical consumption. Call us if you would like to discuss your bill.

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

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

Do not pay. AutoPay will process your payment on 08/11/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$14,434.38	-\$14,434.38	\$0.00	\$15,038.59	\$15,038.59

**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: 07/20/23

Do not pay. AutoPay will process your payment on 08/11/23.

# 0000001 I=10000000



11 SP 0.630  
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC  
 200 BUS PK CIR STE 101  
 ST AUGUSTINE FL 32095-8824

0000000001 1 10000000 07/20/23 1503859 70000



## 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](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card - convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01-\$1,000: \$4.40, \$1,000.01-\$10,000: \$9.95.

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

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

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

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

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Fiscal Court, Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [jea.com/paymentlocations](http://jea.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 225 North Pearl 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 the amount from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.**

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000, commercial customers can call 665-6250. Our debt service 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 632-0500.

## STATEMENT INFORMATION

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

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

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

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

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

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

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$0.1 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

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

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

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

kgal: 1,000 gallons

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

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

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



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: 07/20/23	Cycle: 14
---	--------------------------	------------------------	--------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTILA WY APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax	E	179.38 149.10 13.68 4.17 12.43	Area Light	06/14/23 - 07/14/23	Street and Area Light Rate
110 ANTILA WY APT LSO1 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	06/13/23 - 07/13/23 1566	Commercial Reclaimed Irrigation Service Consumption 30 18000 GAL Regular
121 LACVILLE AV APT RB01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)	W	1,805.52 31.50 6.00 53.35 1,714.67	Reclaim Commercial	06/15/23 - 07/17/23 3645	Commercial Reclaimed Irrigation Service Consumption 32 410000 GAL Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03559 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	836.53 21.00 442.05 258.85 37.17 19.46 58.00	Gate	06/14/23 - 07/14/23 44530	General Service Consumption 30 7273 KWH Regular
16 ORANACT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.06078 per kWh) Tax Exempt Fuel Cost (\$0.03559 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	E	496.45 21.00 257.22 150.62 21.63 11.55 34.43	Commercial - Electric	06/14/23 - 07/14/23 61636	General Service Consumption 30 4232 KWH Regular
23 ANLA ST APT LSO1 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	06/13/23 - 07/13/23 0	Commercial Reclaimed Irrigation Service Consumption 30 0 GAL Regular







Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 CELESTA PY APT IR01 Detail Charges:	E	102.50 85.20 7.81 2.38 7.11	Area Light	06/14/23 - 07/14/23	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	E	454.97 243.96 113.60 55.27 10.59 31.55	Area Light	06/14/23 - 07/14/23	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges:	W	3,166.37 201.60 6.00 53.35 2,905.42	Reclaim Commercial	06/13/23 - 07/13/23 Current Reading 29391	Commercial Reclaimed Irrigation Service Consumption 695000 GAL Days Billed 30 Reading Type Regular
33 CELESTA PY Detail Charges:	E	788.56 21.00 415.98 243.58 34.97 18.35 54.68	Commercial - Electric	06/14/23 - 07/14/23 Current Reading 96584 10.20	General Service Consumption 6844 KWH Days Billed 30 Reading Type Regular
33 CELESTA PY Detail Charges:	W	18.90 18.90	Commercial - Water	06/13/23 - 07/13/23 Current Reading 1092	Commercial Water Service Consumption 0 GAL Days Billed 30 Reading Type Regular
33 STABUS PL Detail Charges:	W	96.32 18.90 6.00 41.59 29.83	Reclaim Residential	06/13/23 - 07/13/23 Current Reading 1964	Residential Reclaimed Irrigation Consumption 19600 GAL Days Billed 30 Reading Type Regular
33 TALORIAN APT IR01 Detail Charges:	W	75.60 31.50 6.00 38.10	Reclaim Commercial	06/13/23 - 07/13/23 Current Reading 4311	Commercial Reclaimed Irrigation Service Consumption 10000 GAL Days Billed 30 Reading Type Regular
35 MANDARAW Detail Charges:	E	1,964.62 21.00 1,055.14 617.84 88.71 45.71 136.22	Commercial - Electric	06/14/23 - 07/14/23 Current Reading 30671 95	General Service Consumption 17360 KWH Days Billed 30 Reading Type Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY Detail Charges:	I	3,329.20 63.00 53.35 3,212.85	Irrigation 1 - Commercial Meter Nbr 78261618	06/13/23 - 07/13/23 Current Reading 17119	Commercial Irrigation Service Consumption 756000 GAL 30 Regular
35 MANDARA WY Detail Charges:	S	619.56 338.40 281.16	Commercial - Water/Sewer Meter Nbr 78251944	06/13/23 - 07/13/23 Current Reading 2476	Commercial Sewer Service Consumption 44000 GAL 30 Regular
35 MANDARA WY Detail Charges:	W	283.44 201.60 81.84	Commercial - Water/Sewer Meter Nbr 78251944	06/13/23 - 07/13/23 Current Reading 2476	Commercial Water Service Consumption 44000 GAL 30 Regular
44 CALLEL WY APT IR01 Detail Charges:	W	494.72 63.00 6.00 53.35 372.37	Reclaim Commercial Meter Nbr 86322464	06/13/23 - 07/13/23 Current Reading 5973	Commercial Reclaimed Irrigation Service Consumption 100000 GAL 30 Regular
56 CALLEL WY APT IR01 Detail Charges:	E	52.11 21.00 15.74 9.22 1.32 1.21 3.62	Irrigation 1 - Electric Meter Nbr 23650846	06/14/23 - 07/14/23 Current Reading 8343	General Service Consumption 259 KWH 30 Regular
57 SOLIS AV APT LS01 Detail Charges:	W	83.22 31.50 6.00 45.72	Reclaim Commercial Meter Nbr 78582271	06/13/23 - 07/13/23 Current Reading 1470	Commercial Reclaimed Irrigation Service Consumption 12000 GAL 30 Regular
65 DELANO ST Detail Charges:	E	26.06 21.00 1.58 0.93 0.13 0.61 1.81	Commercial - Electric Meter Nbr 14113889	06/14/23 - 07/14/23 Current Reading 2727	General Service Consumption 26 KWH 30 Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	06/13/23 - 07/13/23 Current Reading 0	Commercial Water Service Consumption 0 GAL 30 Regular



# INVOICE

INVOICE #	INVOICE DATE
JAX 577885	8/25/2023
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:** September 24, 2023

**Invoice Amount:** \$229.00

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

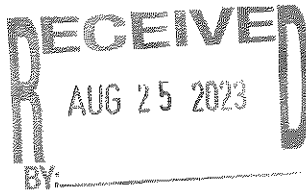
August irrigation repairs

Irrigation Repairs

\$229.00

**Invoice Total**

**\$229.00**



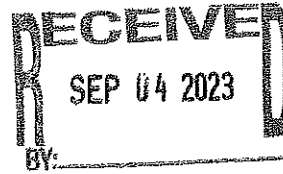
IN COMMERCIAL LANDSCAPING

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

# INVOICE

Crystal Clean Pool Service Inc  
9020-1 Berry Ave  
Jacksonville, FL 32211

Admin@crystalcleanpools.net  
+1 (904) 855-8884



## Isles of Bartram Park CCD

### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: M8530  
Terms: Net 30  
Invoice date: 09/01/2023  
Due date: 10/01/2023

001-320-57200-46400  
Aug Pool Cleaning

Product or service		Amount
1. Monthly Service Monthly Pool Cleaning	1 unit x \$450.00	\$450.00
	<b>Total</b>	<b>\$450.00</b>

### Note to customer

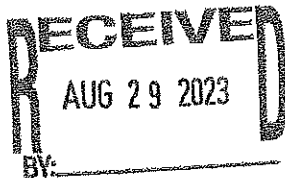
August

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

# INVOICE

**BILL TO**

Isles of Bartram Park  
 Celestina  
 35 Mandara Way  
 St. Johns, Fl. 32259



**INVOICE #** 2046  
**DATE** 08/29/2023  
**DUE DATE** 09/28/2023  
**TERMS** Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>One-Time Treatment</b>	Additional Treatments and Removal	1	1,200.00	1,200.00

Invoice is for additional treatments on Ponds 2, 6, 7, and a removal on pond 11.

001-320-57200-46100  
 Treatments on Pond 2,6,7 removal on 11

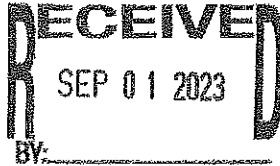
<b>SUBTOTAL</b>	1,200.00
<b>TAX</b>	0.00
<b>TOTAL</b>	1,200.00
<b>BALANCE DUE</b>	<b>\$1,200.00</b>

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 # 2078  
DATE 09/01/2023  
DUE DATE 10/01/2023  
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.

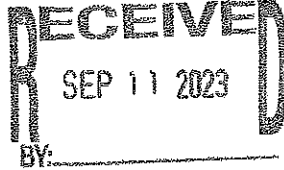
SUBTOTAL	1,180.00
TAX	0.00
TOTAL	1,180.00
BALANCE DUE	<b>\$1,180.00</b>

001-320-57200-46100  
Sept Lake Maintenance

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

# INVOICE

**BILL TO**  
Isles of Bartram Park  
Celestina  
35 Mandara Way  
St. Johns, Fl. 32259



INVOICE # 2086  
DATE 09/11/2023  
DUE DATE 10/11/2023  
TERMS Net 30

001-320-57200-46300  
Qrtly Fountain Maint

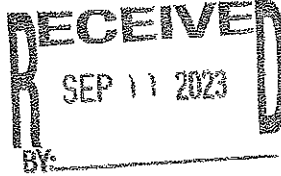
SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Maintenance	Quarterly Fountain Maintenance	1	400.00	400.00

Quarterly Fountain Maintenance	SUBTOTAL	400.00
	TAX	0.00
	TOTAL	400.00
	BALANCE DUE	<b>\$400.00</b>

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

# INVOICE

**BILL TO**  
Isles of Bartram Park  
Celestina  
35 Mandara Way  
St. Johns, Fl. 32259



INVOICE # 2087  
DATE 09/11/2023  
DUE DATE 10/11/2023  
TERMS Net 30

001-320-57200-46300  
Replace bulb in fountain

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Repair	1 Light Bulb Replacement	1	70.00	70.00

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Pond 1 Fountain: Light bulb replaced	SUBTOTAL	70.00
	TAX	0.00
	TOTAL	70.00
	BALANCE DUE	<b>\$70.00</b>



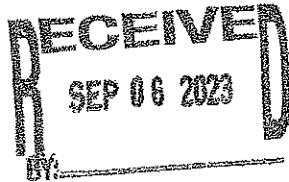
**Governmental Management Services, LLC**  
 1001 Bradford Way  
 Kingston, TN 37763

# Invoice

Invoice #: 115  
 Invoice Date: 9/1/23  
 Due Date: 9/1/23  
 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 - September 2023	001-310-51300-34000	4,095.00	4,095.00
Website Administration - September 2023	001-310-51300-5200	79.17	79.17
Information Technology - September 2023	001-310-51300-35100	116.67	116.67
Dissemination Agent Services - September 2023	001-310-51300-31200	583.33	583.33
Office Supplies	001-310-51300-51000	0.45	0.45
Postage	001-310-51300-42000	31.62	31.62
Copies	001-310-51300-42500	42.45	42.45
<b>Total</b>			<b>\$4,948.69</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,948.69</b>



# Grau and Associates

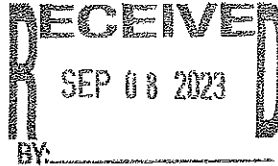
951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24712  
Date 09/08/2023



SERVICE	AMOUNT
Project: Arbitrage - Series 2017 FYE 7/31/2023	\$ 600.00
	<b>Subtotal:</b> 600.00
	Total 600.00
001-310-51300-35300 ARB SE 2017 FYE 7/31/23	Current Amount Due \$ 600.00

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

Payment due upon receipt.



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

# Invoice

Date	Invoice #
8/31/2023	20244997

(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

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- July Chemicals Added		202.50 44.25
001-320-57200-46400 July Waterfall Fount/Chem		
<b>RECEIVED</b> AUG 31 2023 BY: _____		

Payments/Credits Applied	\$0.00
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<b>Balance Due</b>	<b>\$246.75</b>
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**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 586941	9/1/2023
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:** October 1, 2023

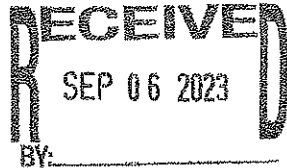
**Invoice Amount:** \$2,832.13

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

001-320-57200-46200  
Sept Landscape Maintenance

**Invoice Total**                      **\$2,832.13**

IN COMMERCIAL LANDSCAPING



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

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



# INVOICE

Customer	Isles at Bartram Park Community Development District
Acct #	522
Date	09/20/2023
Customer Service	Kristina Rudez
Page	1 of 1

Isles at Bartram Park Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, STE #114  
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 11,564.00
Payment Amount	
Payment for	Invoice#19905
100123240	

Thank You

Please detach and return with payment



Customer: Isles at Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
19905	10/01/2023	Renew policy	Policy #100123240 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/20/2023  001-300-15500-10000 FY24 Policy Renewal	11,564.00
<b>Total</b>				<b>\$ 11,564.00</b>
<b>Thank You</b>				
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/20/2023
Atlanta, GA 30374-8555		