ISLES OF BARTRAM PARK Community Development District

August 8, 2025



Community Development District

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

August 1, 2025

Board of Supervisors Isles of Bartram Park Community Development District

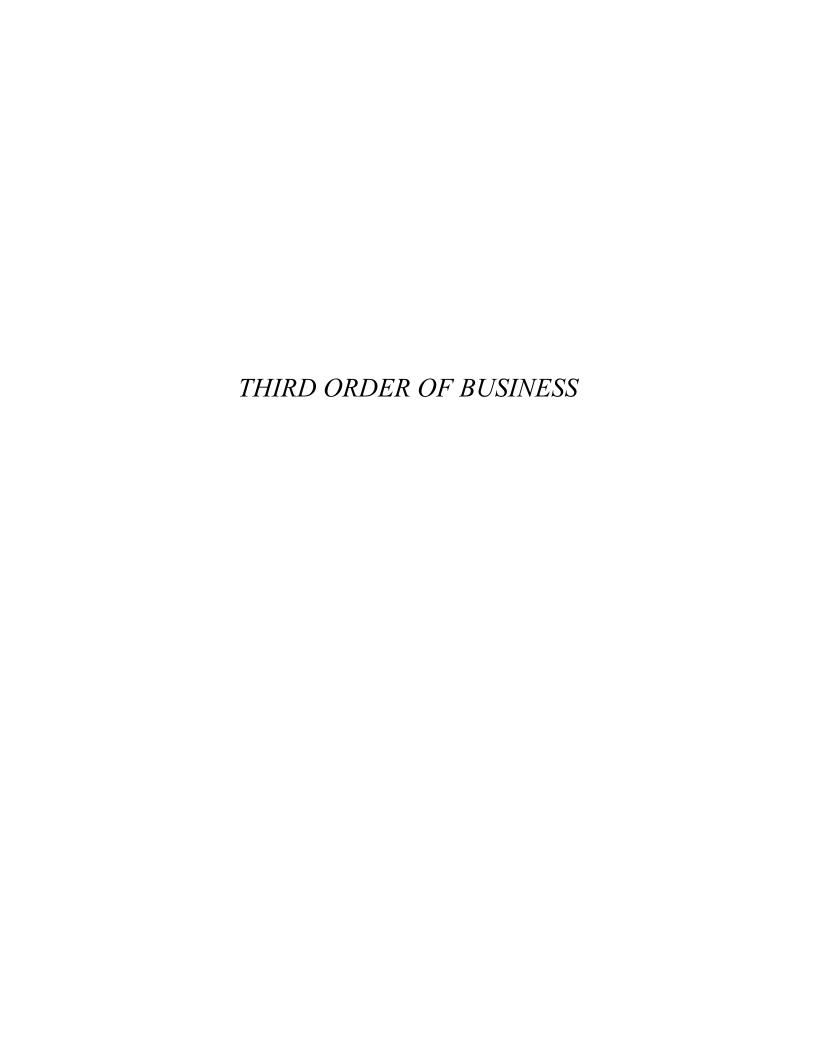
Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors is scheduled for **Friday**, **August**, **8 2025**, **at 12:00 p.m.** at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the May 9, 2025 and June 6, 2025 Meetings
- IV. Consideration of Proposals:
 - A. Lake Maintenance Services with First Coast Aquatics
 - B. Pond Bank Inspection Report (will be sent under separate cover)
- V. Public Hearing Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VI. Innovative Maintenance Report
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Manager
 - 1. Discussion of Fiscal Year 2026 Meeting Schedule
 - 2. Goals & Objectives
- D. First Choice Aquatics
- IX. Supervisors' Requests
- X. Audience Comments
- XI. Financial Reports
 - A. Balance Sheet as of June 30, 2025 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Next Scheduled Meeting To Be Determined
- XIII. Adjournment



MINUTES OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Friday, May 9, 2025 at 10:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Scott Forshey-FriedmanChairmanJoseph ZemelVice ChairmanNancy BrownSupervisorJames Pudner by phoneSupervisor

Also present were:

Jim OliverDistrict ManagerWes Haber by phoneDistrict Counsel

Sarah Sweeting GMS

FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 10:00 a.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS Audience Comment

Mr. Oliver noted no members of the public were present today.

THIRD ORDER OF BUSINESS Organizational Matters

A. Oath of Office for Newly Elected Board Member

Mr. Oliver stated the oath will be administered to Scott Kelly at a convenient time outside of the meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 21, 2025 Meeting

Mr. Oliver presented the minutes of the February 21, 2025 meeting and asked if there were comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Forshey-Friedman, seconded by Mr. Zemel, with all in favor, the Minutes of the February 21, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Financial Audit

Mr. Oliver presented the Fiscal Year 2024 Financial Audit on Page 13 of the agenda package. He stated as a unit of government, they are required to go through the RFP process to choose an auditor to perform an annual audit and this is the audit from the chosen vendor, Grau & Associates. He added it is a clean audit with no findings or recommendations.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, the Fiscal Year 2024 Financial Audit, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving the Fiscal Year 2026 Proposed Budget & Setting a Public Hearing Date for Adoption (proposed budget will be sent under separate cover)

Mr. Oliver presented the resolution and the proposed budget to the Board. He stated they are required to approve a proposed budget and set a public hearing by June 15th of each year. The public hearing must be at least 60 days after they approved the budget. He added they are looking to have August 15, 2025 as the date for the public hearing.

Mr. Forshey-Friedman asked if they could change the date to August 8th or August 22nd because he will be out of town. The Board decided to change the date of the public hearing to August 8, 2025.

Mr. Oliver proceeded with the budget. He stated the assessments are proposed to stay the same. Mr. Pudner asked if they have increased the budget for the drainage spillage. Mr. Oliver stated they have not, however they are increasing their Capital Reserve Fund from \$50,000 to

\$55,000 and believes they will generate a \$46,000 surplus. He noted they have switched engineering companies, and the new company will conduct reports with what needs to be fixed.

Mr. Forshey-Friedman sated they can use some of the surplus to repair some of the ponds and fountains. Mr. Oliver stated once this budget is approved, they will be able to change the budget, however they cannot increase the budget.

On MOTION by Mr. Forshey-Friedman, seconded by Mr. Zemel, with all in favor, Resolution 2025-03 Approving the Fiscal Year 2026 Proposed Budget and Setting the Public Hearing Date for Adoption on August 8, 2025, was approved.

SEVENTH ORDER OF BUSINESS Innovative Maintenance Report

Mr. Forshey-Friedman presented the Maintenance report on page 45 of the agenda package. He stated there was a break in the fountain that trained it and they fixed the issue.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Oliver asked if there was any other business.

Mr. Forshey-Friedman stated the ponds are seeing bad erosion because there is not enough movement in the water. He added it was recommended to add an aeration system to move the water many years ago He believes they should start looking at this as they are in a fiscally better place. He noted First Choice Aquatics has been very helpful.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber had nothing further to report. He offered to take questions.

B. Engineer

Mr. Schaefer was not on the line.

C. Manager

1. Report on the Number of Registered Voters (1,148)

Mr. Oliver stated there were currently 1,148 registered voters in the District.

2. Annual Form 1 Filing & Annual Ethics Training

Mr. Oliver reminded the Board to fill out the annual Form 1 by July 1, 2025 and complete the four hours of ethics training by the end of the year. He added the Form 1 will be filed electronically through the Division of Ethics.

Ms. Brown asked if she has to file a Form 1 for another agency, does she have to twice. Mr. Oliver stated to save the form and email it to them.

D. First Choice Aquatics

Mr. Oliver noted this was talked about earlier in the meeting.

TENTH ORDER OF BUSINESS Supervisors' Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of March 31, 2025 and Statement of Revenues & Expenditures

Mr. Oliver noted the financials are through March 31, 2025. He stated they are in good shape with their financials.

B. Assessment Receipt Schedule

Mr. Oliver stated the District is 100% collected.

C. Approval of Check Register

Mr. Oliver stated the check register is in the agenda package for Board consideration. He asked for a motion to approve.

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

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 8, 2025 @ 10:00 a.m.

Mr. Oliver stated the next scheduled meeting is August 8, 2025, at 10:00 a.m. at the World Golf Village Renaissance.

FOURTEENTH ORDER OF BUSINESS Adjournment

On	MOTION	by	Ms.	Brown,	and	seconded	by	Mr.	Forshey-
Frie	dman, with	all	in fav	or, the M	[eetin	g was adjo	urne	ed.	

Secretary / Assistant Secretary	Chairperson / Vice Chairperson

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, June 6, 2025 at 10:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Scott Forshey-FriedmanChairmanJoseph ZemelVice ChairmanNancy BrownSupervisorJames PudnerSupervisorScott KelleySupervisor

Also present were:

Jim Oliver District Manager Wes Haber *by phone* District Counsel

Sarah Sweeting GMS

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Audience Comment

Mr. Oliver noted no members of the public were present today.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Installation of

New Pond Fountain

- A. Yellowstone Landscape for Boring for Fountain Installation
- **B.** Fountain Proposals
- C. High Tide Electrical Electrical Panel Install

Board consensus was to add two fountains to Pond 6 and evaluate Pond 7 in January of 2026.

On MOTION by Mr. Kelley, and seconded by Mr. Zemel, with all in favor, the Proposals for Installation of New Pond Fountain, was approved.

Mr. Oliver presented the Yellowstone proposal for boring totaling \$13,000. He reviewed the High Tide Electric proposal for the electrical panel totaling \$13,870. Mr. Oliver reviewed the Innovative Fountain Services, Inc. estimate for fountain services for \$10,690.

On MOTION by Mr. Forshey-Friedman, and seconded by Mr. Pudner, with all in favor, the Yellowstone Proposal, High Tide Electric Proposal, and Innovative Fountain Services Proposal, were approved.

FOURTH ORDER OF BUSINESS Supervisors' Requests

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS Next Scheduled Meeting – August 8, 2025 @

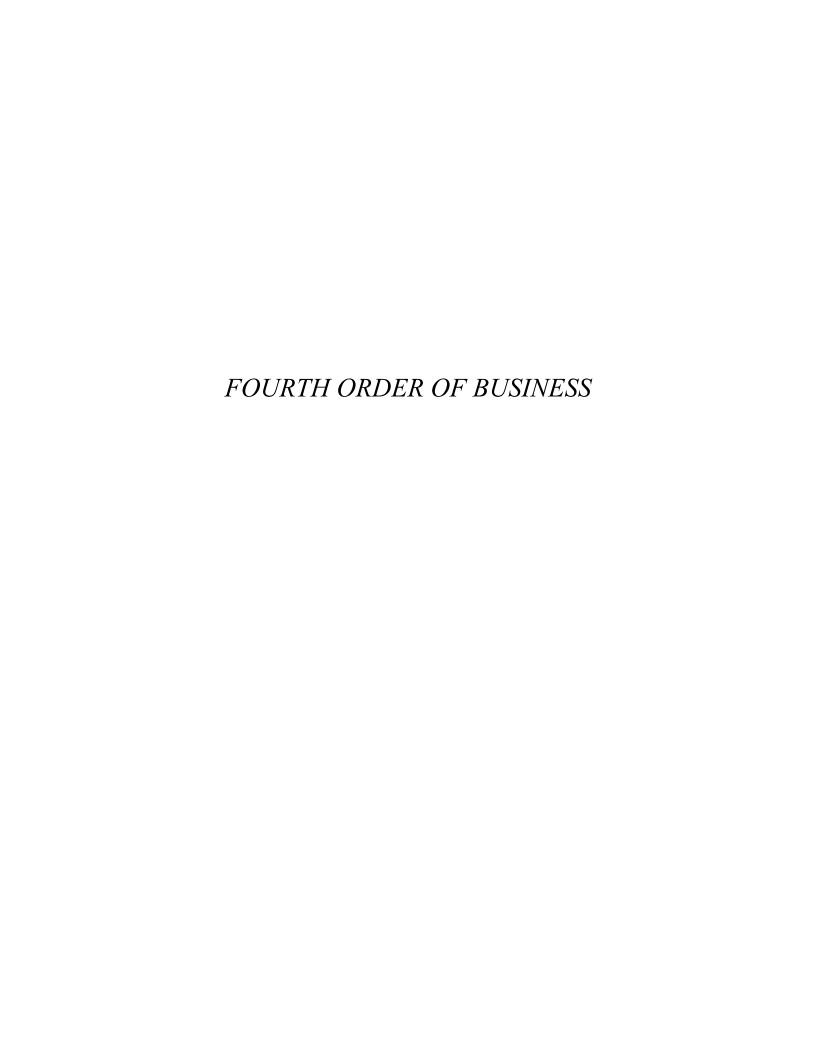
10:00 a.m.

Mr. Oliver stated the next scheduled meeting is August 8, 2025, at 10:00 a.m.

SEVENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary	Chairperson / Vice Chairperson



A.

FIRST CHOICE AQUATICS

JACKSONVILLE, FL. 32226

904-226-703 I www.firstchoiceaquaticsjax@gmail.com

06/03/2025

Proposal For Celestina

This agreement date	d effective to start	, 2025	5 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 <u>\$ 2205.00</u>. Each monthly aquatic service will be a total of <u>\$2205.00</u>. The Grass Carp stocking charge is <u>\$10.00 per fish</u>. Detailed service reports will be given following each treatment, and permitting for grass carp/ fish barrier installation will be included. Two additional visits per month 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

904-226-703 l www.firstchoiceaquaticsjax@gmail.com

06/03/2025

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 <u>not</u> 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. <u>Automatic Extension Upon the anniversary date</u>, 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 1½ 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 IACKSONVILLE, FL. 32226

www.firstchoiceaquaticsjax@gmail.com

904-226-7031

06/03/2025

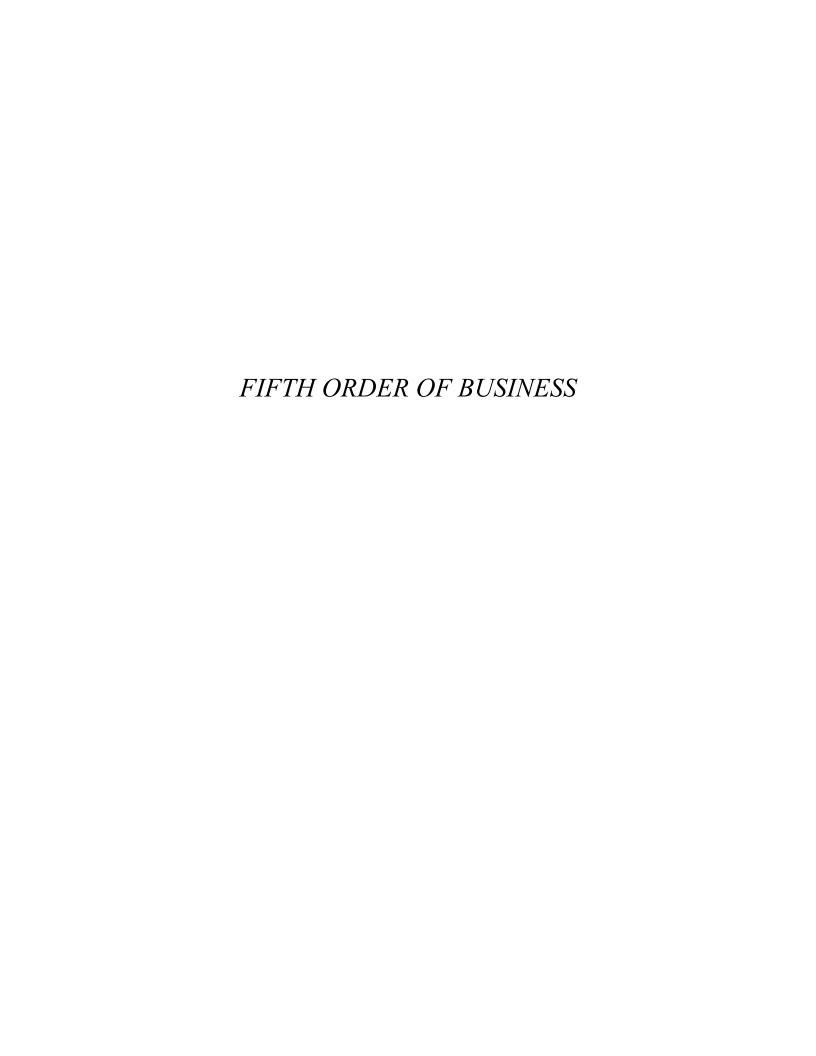
- 10. Non-Payment, Default In the case of non-payment by the customer, First Choice Aquatics reserves the right following written notice to the customer to terminate this agreement, and reasonable attorneys' fee and costs of collection shall be paid by the customer, whether the suit is filed or not. 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 aquat5ic 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:		



Community Development District

Proposed Budget FY 2026

August 8, 2025





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Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	\$317,987	\$316,906	\$1,075	\$317,981	\$317,981
Interest income	3,414	5,788	2,191	7,979	5,000
TOTAL REVENUES	\$321,401	\$322,694	\$3,266	\$325,959	\$322,981
EXPENDITURES:					
<u>Administrative</u>					
Supervisor Fees	\$4,000	\$3,400	\$1,000	\$4,400	\$4,000
FICA Taxes	306	260	77	337	306
Engineering	12,000	-	500	500	10,370
Attorney	10,000	1,055	2,546	3,600	10,000
Annual Audit	4,100	4,100	-	4,100	4,200
Assessment Administration	5,618	5,618	-	5,618	5,618
Arbitrage Rebate	1,200	600	600	1,200	1,200
Dissemination Agent	7,866	5,900	1,967	7,866	8,259
Trustee Fees	8,800	4,400	4,400	8,800	8,800
Management Fees	54,694	41,020	13,673	54,694	57,429
Information Technology	1,800	1,350	450	1,800	1,890
Website Maintenance	1,200	900	300	1,200	1,260
Telephone	150	34	16	50	150
Postage & Delivery	500	301	105	406	500
Insurance General Liability	12,854	12,337	-	12,337	14,167
Printing & Binding	500	105	395	500	500
Legal Advertising	1,265	276	724	1,000	1,265
Other Current Charges	1,000	487	513	1,000	1,000
Office Supplies	200	3	15	18	200
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$128,228	\$82,320	\$27,281	\$109,601	\$131,289

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
Operations & Maintenance					
Field Expenditures					
Landscape Maintenace (Yellowstone)	\$64,972	\$40,426	\$24,546	\$64,972	\$ 68,894
Lake Maintenance (First Choice Aquatics)	33,700	22,250	9,300	31,550	34,960
Waterfall/Entry Pond Maintenance	11,500	5,690	4,310	10,000	8,860
Lake Fountains Maintenance (First Choice Aquatics)	14,000	2,740	900	3,640	4,348
Management	6,000	4,500	1,500	6,000	6,000
Utilities	10,000	3,616	4,884	8,500	10,000
General Maintenance	3,000	4,319	-	4,319	3,000
TOTAL FIELD EXPENDITURES	\$143,172	\$83,542	\$45,440	\$128,982	\$136,062
TOTAL EXPENDITURES	\$271,400	\$165,862	\$72,720	\$238,582	\$267,351
Other Sources/Uses					
Capital Reserve Transfer Out	\$50,000	\$50,000	\$-	\$50,000	\$ 55,629
TOTAL OTHER SOURCES/USES	\$50,000	\$50,000	\$-	\$50,000	\$55,629
EXCESS REVENUES (EXPENDITURES)	\$ -	\$106,832	\$(69,455)	\$37,377	\$-

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 4 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 & 2017 Special Assessment Revenue Bonds. The District will contract with an Independent Certified Accounting Firm to calculate the rebate liability and submit a report to the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Communication - Telephone

Phone, internet, and Wi-Fi service for Office.

Postage and Delivery

 $Actual\ postage\ and/or\ freight\ used\ for\ District\ mailings\ including\ agenda\ packages, vendor\ checks\ and\ other\ correspondence.$

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Legal Advertising

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

Other Current Charges

 $This includes \ monthly \ bank \ charges \ and \ any \ other \ miscellaneous \ expenses \ that \ incur \ during \ the \ year.$

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due. Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Landscape Maintenance

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

Contract	Monthy	Annual
YellowStone Landscape	\$3,341	\$40,092
Other Services	\$2,067	\$24,804
Contingency	\$333	\$3,998
Total	\$5.741	\$68.894

Lake Maintenance

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

Contract	Description	Monthy	Annual
First Choice Aquatics	Lake Maintenance	\$2,205	\$26,460
First Choice Aquatics	Triploid Grass Carp		\$3,500
	Contingency	\$417	\$5,000
	Total	\$2,622	\$34,960

Waterfall/Pond Entry Maintenance

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

Contract	Monthy	Annual
Innovative Fountain SV	\$405	\$4,860
Contingency	\$333	\$4,000
Total	\$738	\$8.860

Lake Fountains Maintenance

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

Contract	Quarterly	Annual
First Choice Aquatic	\$400	\$1,600
Contingency		\$2,748
Total	\$400	\$4,348

Management Company

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

Contract	Monthy	Annual
Vesta	\$500	\$6.000

Utilities

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

General Maintenance

Estimated cost for general maintenance services of the district.

Capital Reserve Transfer

The District has established a maintenance reserve to fund the capital projects and renewal and replacement of the District's capital related facilities.

Community Development District

Proposed Budget
Debt Service Series 2015 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll Interest Earnings Carry Forward Surplus ⁽¹⁾	\$429,732 12,000 367,939	\$428,280 19,099 381,929	\$1,452 10,000	\$429,732 29,099 381,929	\$429,732 15,000 424,101
TOTAL REVENUES	\$809,671	\$829,309	\$11,452	\$840,761	\$868,834
EXPENDITURES:					
Interest - 11/1 Principal - 11/1 Interest - 5/1 Special Call - 5/1	\$139,934 135,000 136,981	\$139,806 135,000 136,853 5,000	\$- - -	\$139,806 135,000 136,853 5,000	\$136,728 140,000 133,666
TOTAL EXPENDITURES	\$411,916	\$416,659	\$-	\$416,659	\$410,394
Other Sources/(Uses) Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$411,916	\$416,659	\$-	\$416,659	\$410,394
EXCESS REVENUES (EXPENDITURES)	\$397,756	\$412,649	\$11,452	\$424,101	\$458,440
⁽¹⁾ Carry Forward is Net of Reserve Require	ment			ue 11/1/26 uue 11/1/26 -	\$133,665.63 \$160,000.00 \$293,665.63

Community Development District

Amortization Schedule Series 2015, Special Assessment Bonds

Date	Balance	Principal	Interest	Annual
11/1/25	5,405,000	140,000	136,728	276,728
5/1/26	5,265,000	-	133,666	-
11/1/26	5,265,000	160,000	133,666	427,331
5/1/27	5,105,000	-	129,666	-
11/1/27	5,105,000	165,000	129,666	424,331
5/1/28	4,940,000	-	125,541	-
11/1/28	4,940,000	175,000	125,541	426,081
5/1/29	4,765,000	-	121,166	-
11/1/29	4,765,000	185,000	121,166	427,331
5/1/30	4,580,000	-	116,541	-
11/1/30	4,580,000	195,000	116,541	428,081
5/1/31	4,385,000	-	111,666	-
11/1/31	4,385,000	200,000	111,666	423,331
5/1/32	4,185,000	-	106,666	-
11/1/32	4,185,000	215,000	106,666	428,331
5/1/33	3,970,000	-	101,291	-
11/1/33	3,970,000	225,000	101,291	427,581
5/1/34	3,745,000	-	95,666	-
11/1/34	3,745,000	235,000	95,666	426,331
5/1/35	3,510,000	-	89,791	-
11/1/35	3,510,000	245,000	89,791	424,581
5/1/36	3,265,000	-	83,666	-
11/1/36	3,265,000	260,000	83,666	427,331
5/1/37	3,005,000	-	77,003	-
11/1/37	3,005,000	270,000	77,003	424,006
5/1/38	2,735,000	-	70,084	-
11/1/38	2,735,000	285,000	70,084	425,169
5/1/39	2,450,000	-	62,781	-
11/1/39	2,450,000	300,000	62,781	425,563
5/1/40	2,150,000	-	55,094	-
11/1/40	2,150,000	315,000	55,094	425,188
5/1/41	1,835,000	-	47,022	-
11/1/41	1,835,000	330,000	47,022	424,044
5/1/42	1,505,000	-	38,566	-
11/1/42	1,505,000	350,000	38,566	427,131
5/1/43	1,155,000	-	29,597	-
11/1/43	1,155,000	365,000	29,597	424,194
5/1/44	790,000	-	20,244	-
11/1/44	790,000	385,000	20,244	425,488
5/1/45	405,000	-	10,378	-
11/1/45	405,000	405,000	10,378	425,756
Totals		\$ 5,405,000	\$ 3,388,909	\$ 8,793,909

Community Development District

Proposed Budget
Debt Service Series 2017 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next	Projected Thru 9/30/25	Proposed Budget FY 2026	
REVENUES:						
Special Assessments-On Roll	\$364,708	\$363,495	\$1,212	\$364,708	\$364,708	
Interest Earnings	10,000	16,150	10,000	26,150	15,000	
Carry Forward Surplus ⁽¹⁾	323,485	329,477	-	329,477	378,015	
TOTAL REVENUES	\$698,193	\$709,122	\$11,212	\$720,334	\$757,723	
EXPENDITURES:						
Interest - 11/1	\$112,309	\$112,309	\$-	\$112,309	\$109,884	
Principal - 11/1	115,000	115,000	-	115,000	115,000	
Interest - 5/1	110,009	110,009	-	110,009	107,584	
Special Call - 5/1	-	5,000	-	5,000	-	
TOTAL EXPENDITURES	\$337,319	\$342,319	\$-	\$342,319	\$332,469	
Other Sources/(Uses)						
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-	
TOTAL OTHER SOURCES/(USES)	\$ -	\$-	\$-	\$-	\$-	
TOTAL EXPENDITURES	\$337,319	\$342,319	\$-	\$342,319	\$332,469	
EXCESS REVENUES (EXPENDITURES)	\$360,874	\$366,803	\$11,212	\$378,015	\$425,254	
(1) Carry Forward is Net of Reserve Requ	uirement		Interest D	ue 11/1/26	\$107,584.38	
•			Principal D	ue 11/1/26	\$120,000.00	
				=	\$227,584.38	

Community Development District

Amortization Schedule

Series 2017, Special Assessment Bonds

Date	Balance	Principal	Interest	Annual
11/1/25	4,590,000	115,000	109,884	224,884
5/1/26	4,475,000	100.000	107,584	-
11/1/26	4,475,000	120,000	107,584	335,169
5/1/27	4,355,000	405.000	105,184	-
11/1/27	4,355,000	125,000	105,184	335,369
5/1/28	4,230,000	120,000	102,684	-
11/1/28	4,230,000	130,000	102,684	335,369
5/1/29	4,100,000		99,678	-
11/1/29	4,100,000	140,000	99,678	339,356
5/1/30	3,960,000		96,441	-
11/1/30	3,960,000	145,000	96,441	337,881
5/1/31	3,815,000		93,088	-
11/1/31	3,815,000	150,000	93,088	336,175
5/1/32	3,665,000		89,619	-
11/1/32	3,665,000	160,000	89,619	339,238
5/1/33	3,505,000		85,919	-
11/1/33	3,505,000	165,000	85,919	336,838
5/1/34	3,340,000		82,103	-
11/1/34	3,340,000	175,000	82,103	339,206
5/1/35	3,165,000		78,056	-
11/1/35	3,165,000	180,000	78,056	336,113
5/1/36	2,985,000		73,894	-
11/1/36	2,985,000	190,000	73,894	337,788
5/1/37	2,795,000		69,500	-
11/1/37	2,795,000	200,000	69,500	339,000
5/1/38	2,595,000		64,875	-
11/1/38	2,595,000	205,000	64,875	334,750
5/1/39	2,390,000		59,750	-
11/1/39	2,390,000	215,000	59,750	334,500
5/1/40	2,175,000		54,375	-
11/1/40	2,175,000	230,000	54,375	338,750
5/1/41	1,945,000		48,625	-
11/1/41	1,945,000	240,000	48,625	337,250
5/1/42	1,705,000		42,625	-
11/1/42	1,705,000	250,000	42,625	335,250
5/1/43	1,455,000		36,375	-
11/1/43	1,455,000	265,000	36,375	337,750
5/1/44	1,190,000		29,750	-
11/1/44	1,190,000	275,000	29,750	334,500
5/1/45	915,000		22,875	-
11/1/45	915,000	290,000	22,875	335,750
5/1/46	625,000		15,625	-
11/1/46	625,000	305,000	15,625	336,250
5/1/47	320,000		8,000	-
11/1/47	320,000	320,000	8,000	336,000
Totals		\$ 4,590,000	\$ 3,043,134	\$ 7,633,134

Community Development District

Proposed Budget Capital Reserve Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
REVENUES:					
Capital Reserve Transfer In	\$50,000	\$50,000	\$-	\$50,000	\$55,629
Interest Income	-	2,159	977	3,136	1,500
Carry Forward Balance	50,923	92,361	-	92,361	134,023
TOTAL REVENUES	\$100,923	\$144,520	\$977	\$145,497	\$191,152
EXPENDITURES:					
Capital Outlay	\$-	\$11,474	\$-	\$11,474	\$-
Repair and Maintenance	-	-	-	-	10,000
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	\$-	\$11,474	\$-	\$11,474	\$10,000
Other Sources/Uses					
Transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$100,923	\$133,046	\$977	\$134,023	\$181,152

Community Development District

Non-Ad Valorem Assessments Comparison

Neighbo rhood	O&M Units	Bonds Unit 2015	Bonds Units 2017	Annual Maintenance Assessments			nnual Maintenance Assessments Annual Debt Assessments			Total Assessed Per Unit						
				FY 2026	FY2025	Increase/ (decrease)	FY 2	2026	FY2	025	Increase/ (decrease)	FY 2	2026	FY2	025	Increase/ (decrease)
							Series 2015	Series 2017	Series 2015	Series 2017	Total	Series 2015	Series 2017	Series 2015	Series 2017	Total
68'	219	126	90	\$533	\$533	\$0	\$1,205	\$1,205	\$1,205	\$1,205	\$0	\$1,738	\$1,738	\$1,738	\$1,738	\$0
73'	202	106	91	\$533	\$533	\$0	\$1,388	\$1,389	\$1,388	\$1,389	\$0	\$1,921	\$1,922	\$1,921	\$1,922	\$0
83'	178	88	87	\$533	\$533	\$0	\$1,458	\$1,458	\$1,458	\$1,458	\$0	\$1,991	\$1,991	\$1,991	\$1,991	\$0
83'	0	0	1	\$533	\$533	\$0	\$0	\$1,165	\$0	\$1,165	\$0	\$533	\$1,698	\$533	\$1,698	\$0
90'	36	19	16	\$533	\$533	\$0	\$1,572	\$1,572	\$1,572	\$1,572	\$0	\$2,105	\$2,104	\$2,105	\$2,104	\$0
Total	635	339	285													

A.

RESOLUTION 2025-04 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Isles of Bartram Park Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Isles of Bartram Park Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, Florida Statutes, and remain on the website for at least two (2) years.

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

ICLES OF DADTDANA DADY CONMALINITY

PASSED AND ADOPTED THIS 8th DAY OF AUGUST, 2025.

FY 2026 Budget

ATTECT.

Exhibit A:

ATTEST.	DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors



RESOLUTION 2025-05 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

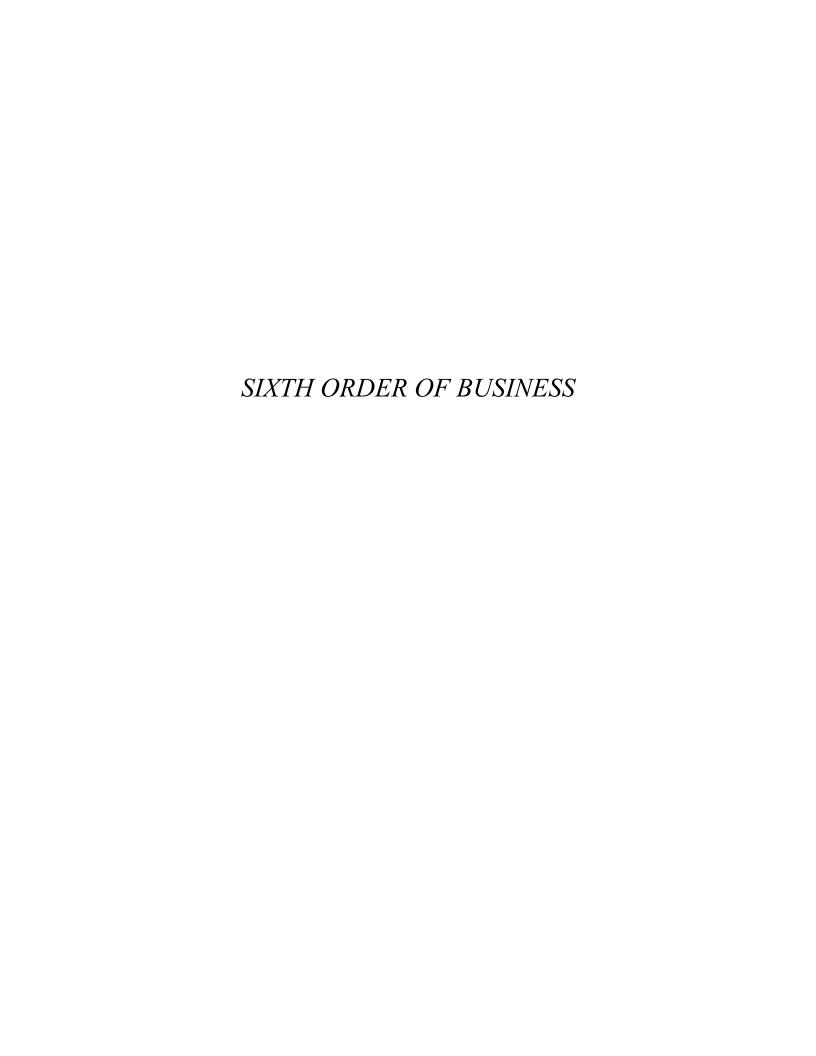
a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7.	EFFECTIVE DATE.	This Resolution shall take effect upon the passage and adoption of th	is
Resolution by t	the Board.		

PASSED AND ADOPTED this 8th day of August, 2025.

ATTEST:		ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	Assistant Secretary	By:
Exhibit A: Exhibit B:	Budget Assessment Roll	



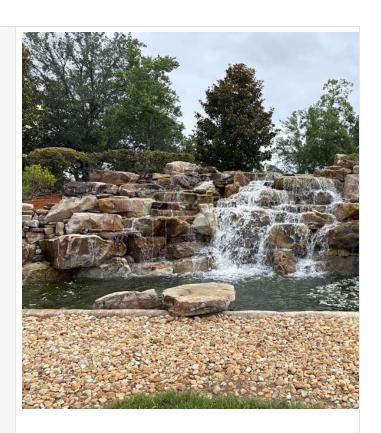


Stationary Fountain Maintenance Report

Date	6-4-25
Property	Celestina Waterfall
Address	20 Lunetta Ct, Saint Johns, FL 32259
Arrival Time	9:15 AM

Fountain Checklist

Before Picture of Fountain





is it green? (Algae)	No
Test Water	Yes
PH Before	8+
Acid Needed	62 oz
Chlorine/Bromine Before	0
Chlorine/Bromine Needed	28 pucks
Calcium?	No
Scrubbed Scum Line?	No

Debris on surface or bottom of fountain?	No
Check Display Nozzles	Yes
Is area surrounding fountain clean?	Yes
Check the overflow pipe	Yes
Are there bubbles in the water?	No

Vault Check List

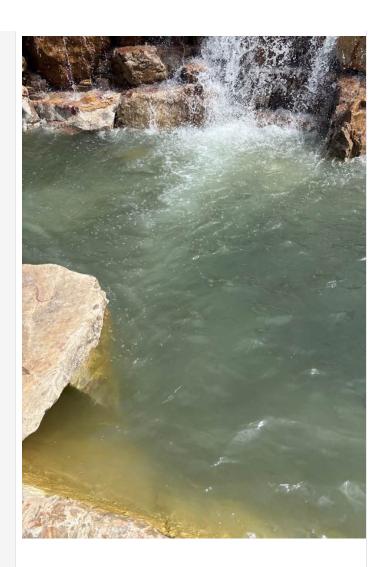
is there a vault or equipment pack?	No

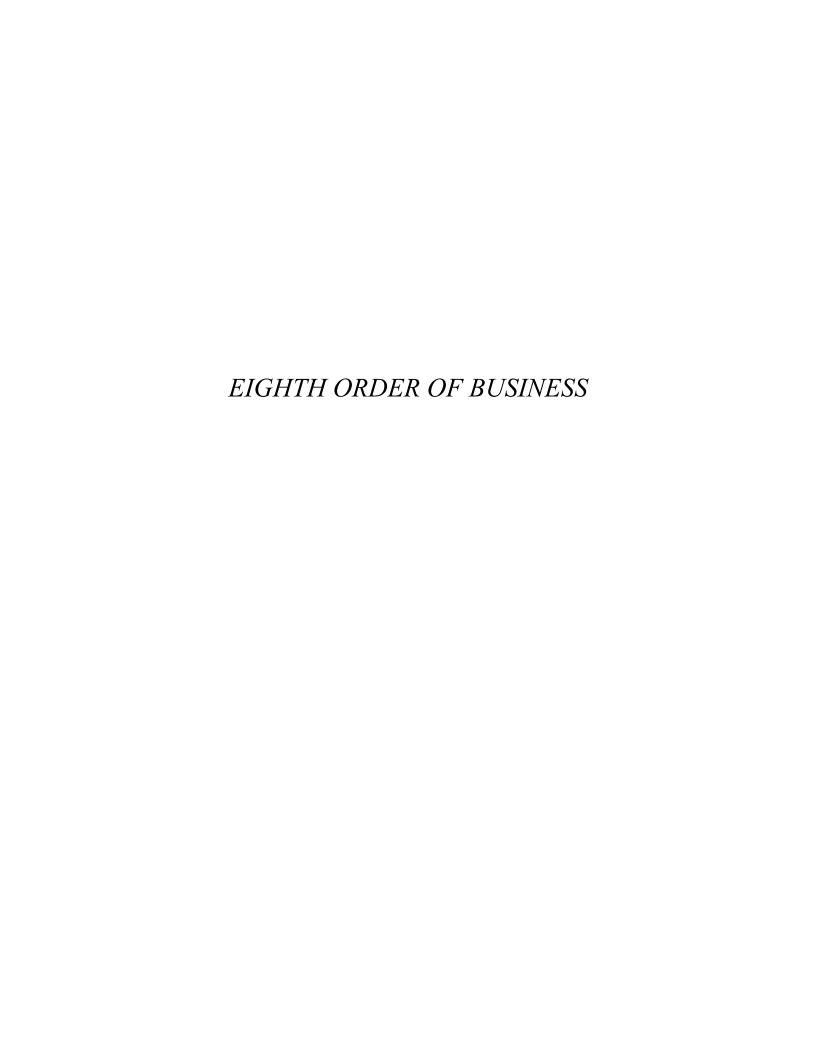
Additional Chemicals Readings

Any Additional Chemicals or Notes	used 2 gals bleach, 4 lbs shock & 8 oz unfoamer

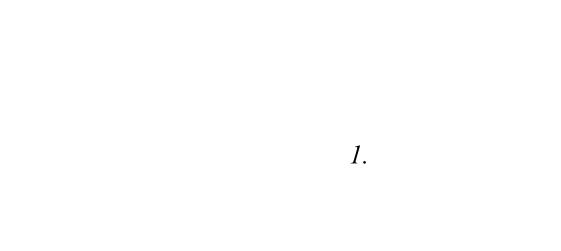
Comments

	Tested and adjusted pH. Emptied skimmer boxes. Netted debris from surface and basin. Bleached rock face. Emptied feature and filter pump strainer baskets. Backwashed media filter. Topped off chlorinator and added remaining pucks to pump strainer baskets. Brushed upper/ lower basin and walls. Applied shock and unfoamer throughout. Chlorinator drain valve is dripping and needs to be replaced.
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C.



NOTICE OF MEETINGS ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Isles of Bartram Park Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2026** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Friday of each month listed as follows:

November 21, 2025 February 20, 2026 May 15, 2026 (approve budget) August 21, 2026 (adopt budget) .



Memorandum

To: Board of Supervisors

From: District Management

Date: August 8, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the attached categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each.

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Isles of Bartram Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

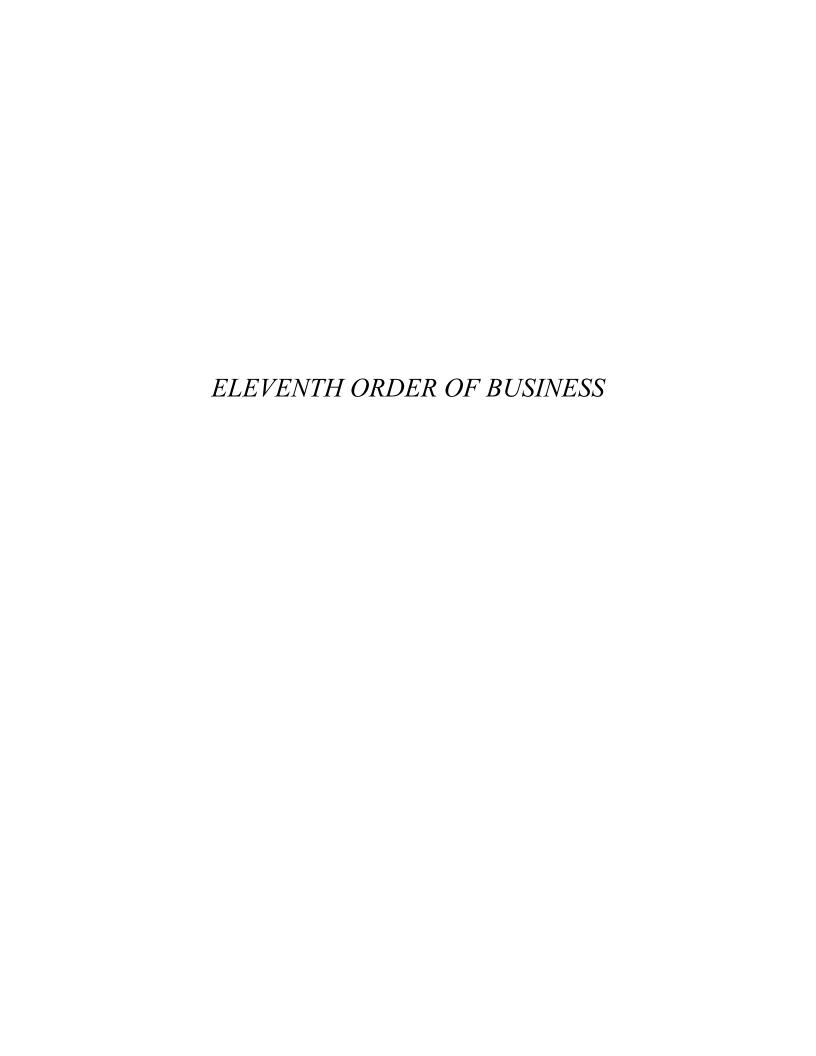
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes \square No \square

Chair/Vice Chair:	Date:	
Print Name:		
Isles of Bartram Park Community Development District		
District Manager:	Date:	
Print Name:		
Isles of Bartram Park Community Development District		



Community Development District

Unaudited Financial Reporting

June 30, 2025



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Check Register Summa	лгу

Community Development District

Combined Balance Sheet June 30, 2025

		Julio	20, 20	23				
		General Fund	1	Debt Service Fund	Сар	oital Reserve Fund	Gove	Totals ernmental Funds
Assets:								
Cash:								
Operating Account - Truist	\$	41,751	\$	-	\$	41,436	\$	83,187
Assessments Receivable		-		_		-		-
Due from Other		-		_		_		-
Due from General Fund - Series 2015		-		_		_		-
Due from General Fund - Series 2017		-		_		-		_
Due from Developer		900		-		•		900
Investments:								
State Board of Administration (SBA)		216,180		-		103,084		319,264
<u>Series 2015</u>								
Reserve		-		222,989		-		222,989
Interest		-		96		-		96
Revenue		-		403,569		-		403,569
Sinking Fund		-		268		-		268
Prepayment		-		18		-		18
Series 2017								-
Reserve		-		171,815		-		171,815
Interest		-		77		-		77
Principal		-		-		-		-
Revenue		-		364,423		-		364,423
Prepayment		-		18		-		18
Sinking Fund				149				149
Prepaid Expenses		-		-		-		-
Deposits		-		-		-		-
Total Assets	\$	258,832	\$	1,163,421	\$	144,520	\$	1,566,772
Liabilities:								
Accounts Payable	\$	5,102	\$	-	\$	11,474	\$	16,576
FICA Payable	*	-	•	_	,	,	*	
Due to Debt Service - Series 2015		-		_		_		-
Due to Debt Service - Series 2017		-		-		-		-
Total Liabilites	\$	5,102	\$	-	\$	11,474	\$	16,576
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	-	\$	-	\$	-	\$	-
Restricted for:								
Debt Service		-		1,163,421		-		1,163,421
Capital Project		-		-		-		-
Assigned for:								
Capital Reserve Fund		-		-		133,046		133,046
Capital Reserves		-		-		-		-
Unassigned		253,730		-		-		253,730
Total Fund Balances	\$	253,730	\$	1,163,421	\$	133,046	\$	1,550,196
Total Liabilities & Fund Balance	\$	258,832	\$	1,163,421	\$	144,520	\$	1,566,772

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

		Adopted		ated Budget	ml.	Actual		larian <i>e</i> c
		Budget	Thru	u 06/30/25	Thr	u 06/30/25	V	'ariance
Revenues:								
Special Assessments - Tax Roll	\$	317,987	\$	317,987	\$	316,906	\$	(1,081)
Interest		3,414		2,561		5,788		3,227
Total Revenues	\$	321,401	\$	320,547	\$	322,694	\$	2,147
Expenditures:								
General & Administrative:								
		4.000		2 2 2 2		2.400		(400)
Supervisor Fees PR-FICA	\$	4,000 306	\$	3,000 230	\$	3,400 260	\$	(400) (31)
Engineering		12,000	-	9,000		200		9,000
Attorney		10,000		7,500		1,055		6,446
Annual Audit		4,100		4,100		4,100		
Assessment Administration		5,618		5,618		5,618		_
Arbitrage Rebate		1,200		600		600		_
Dissemination Agent		7,866		5,900		5,900		
Trustee Fees		8,800		4,400		4,400		_
Management Fees		54,694		41,020		41,020		
Information Technology		1,800		1,350		1,350		
Website Maintenance		1,200		900		900		
Telephone		150		113		34		79
Postage & Delivery		500		375		301		74
Insurance General Liability/Public Officials		12,854		12,854		12,337		517
Printing & Binding		500		375		105		270
Legal Advertising		1,265		949		276		673
Other Current Charges		1,000		750		487		263
Office Supplies		200		150		3		147
Dues, Licenses & Subscriptions		175		175		175		147
	-							
Total General & Administrative	\$	128,228	\$	99,358	\$	82,320	\$	17,038
Operations & Maintenance								
Field Expenditures								
Landscape Maintenace (Yellowstone)	\$	64,972	\$	48,729	\$	40,426	\$	8,303
Lake Maintenance (First Choice Aquatics)		33,700		25,275		22,250		3,025
Waterfall/Entry Pond Maintenance		11,500		8,625		5,690		2,935
Lake Fountains Maintenance (First Coast Aquatics)		14,000		10,500		2,740		7,760
Management		6,000		4,500		4,500		-
Utilities		10,000		7,500		3,616		3,884
General Maintenance		3,000		2,250		4,319		(2,069)
Subtotal Field Expenditures	\$	143,172	\$	107,379	\$	83,542	\$	23,837
Total Operations & Maintenance	\$	143,172	\$	107,379	\$	83,542	\$	23,837
Total Expenditures	\$	271,400	\$	206,737	\$	165,862	\$	40,875
Excess (Deficiency) of Revenues over Expenditures	\$	50,000			\$	156,832		
Other Financing Sources/(Uses):	Ψ	30,000				150,002		
		(50,000)		(50,000)		(50,000)		
Capital Reserve Fund		(50,000)	_	(50,000)		(50,000)	.	
Total Other Financing Sources/(Uses)	\$	(50,000)	\$	(50,000)	\$	(50,000)	\$	•
Net Change in Fund Balance	\$	0			\$	106,832		
Fund Balance - Beginning	\$	-			\$	146,898		
Fund Balance - Ending	\$	0			\$	253,730		
r und Daditte - Ending	φ	0			Þ	233,/30		

Community Development District Month to Month

		0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$	- \$	21,137 \$	36,704 \$	233,619 \$	21,865 \$	- \$	3,581 \$	- \$	- \$	- \$	- \$	- \$	316,906
Interest		216	203	203	229	1,048	1,157	1,119	823	791	-	-	-	5,788
Total Revenues	\$	216 \$	21,339 \$	36,907 \$	233,848 \$	22,913 \$	1,157 \$	4,700 \$	823 \$	791 \$	- \$	- \$	- \$	322,694
Expenditures:														
General & Administrative:														
Supervisor Fees	\$	- \$	800 \$	- \$	- \$	800 \$	- \$	- \$	800 \$	1,000 \$	- \$	- \$	- \$	3,400
PR-FICA		-	61	-	-	61	-	-	61	77	-	-	-	260
Engineering		-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney		24	141	47	116	304	308	116	-	-	-	-	-	1,055
Annual Audit		-	-	-	-	-	1,000	3,100	-	-	-	-	-	4,100
Assessment Administration		5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Arbitrage Rebate		-	-	600	-	-	-	-	-	-	-	-	-	600
Dissemination Agent		656	656	656	656	656	656	656	656	656	-	-	-	5,900
Trustee Fees		-	4,400	-	-	-	-	-	-	-	-	-	-	4,400
Management Fees		4,558	4,558	4,558	4,558	4,558	4,558	4,558	4,558	4,558	-	-	-	41,020
Information Technology		150	150	150	150	150	150	150	150	150	-	-	-	1,350
Website Maintenance		100	100	100	100	100	100	100	100	100	-	-	-	900
Telephone		22	-	-	5	-	-	6	-	-	-	-	-	34
Postage & Delivery		7	130	-	33	30	31	31	4	35	-	-	-	301
Insurance General Liability/Public Officials		12,337	-	-	-	-	-	-	-	-	-	-	-	12,337
Printing & Binding		0	-	34	0	8	29	-	1	33	-	-	-	105
Legal Advertising		69	-	-	-	70	-	-	137	-	-	-	-	276
Other Current Charges		39	47	39	39	42	42	142	42	57	-	-	-	487
Office Supplies		0	0	0	0	0	0	0	0	1	-	-	-	3
Dues, Licenses & Subscriptions		175	-	-			-	-	-	-	-	-		175
Total General & Administrative	\$	23,755 \$	11,043 \$	6,184 \$	5,656 \$	6,779 \$	6,873 \$	8,858 \$	6,508 \$	6,665 \$	- \$	- \$	- \$	82,320
Operations & Maintenance														
Field Expenditures														
Landscape Maintenace (Yellowstone)	\$	3,154 \$	3,154 \$	5,293 \$	3,244 \$	11,890 \$	3,959 \$	3,244 \$	3,244 \$	3,244 \$	- \$	- \$	- \$	40,426
Lake Maintenance (First Choice Aquatics)		2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	5,450	-	-	-	22,250
Waterfall/Entry Pond Maintenance		1,193	738	1,315	450	916	-	352	350	377	-	-	-	5,690
Lake Fountains Maintenance (First Coast Aquatics)		-	-	750	-	-	400	840	-	750	-	-	-	2,740
Management		500	500	500	500	500	500	500	500	500	-	-	-	4,500
Utilities		405	393	552	617	503	491	656	-	-	-	-	-	3,616
General Maintenance		-	2,206	-	-	-	-	800	431	882	-	-	-	4,319
Subtotal Field Expenditures	\$	7,353 \$	9,091 \$	10,510 \$	6,911 \$	15,909 \$	7,450 \$	8,492 \$	6,625 \$	11,202 \$	- \$	- \$	- \$	83,542
Total Operations & Maintenance	s	7,353 \$	9,091 \$	10,510 \$	6,911 \$	15,909 \$	7,450 \$	8,492 \$	6,625 \$	11,202 \$	- \$	- \$	- \$	83,542
Total Operations & Maintenance	•		9,091 \$	10,510 \$	6,911 \$	15,909 \$	7,450 \$	0,492 \$	6,625 \$	11,202 \$	- 3	- 3	- 3	63,542
Total Expenditures	\$	31,107 \$	20,134 \$	16,693 \$	12,567 \$	22,688 \$	14,323 \$	17,349 \$	13,134 \$	17,867 \$	- \$	- \$	- \$	165,862
Excess (Deficiency) of Revenues over Expenditures	\$	(30,891) \$	1,206 \$	20,213 \$	221,282 \$	225 \$	(13,166) \$	(12,649) \$	(12,311) \$	(17,076) \$	- \$	- \$	- \$	156,832
Other Financing Sources/Uses:														
Transfer In/(Out)		-	-	-	-	-	-	-	(50,000)	-	-	-	-	(50,000)
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(50,000) \$	- \$	- \$	- \$	- \$	(50,000)
Net Change in Fund Balance	\$	(30,891) \$	1,206 \$	20,213 \$	221,282 \$	225 \$	(13,166) \$	(12,649) \$	(62,311) \$	(17,076) \$	- \$	- \$	- \$	106,832

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	ı 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 429,732	\$	429,732	\$	428,280	\$	(1,452)
Interest Income	12,000		9,000		19,099		10,099
Total Revenues	\$ 441,732	\$	438,732	\$	447,379	\$	8,647
Expenditures:							
Interest - 11/1	\$ 139,934	\$	139,934	\$	139,806	\$	128
Principal - 11/1	135,000		135,000		135,000		-
Interest - 5/1	136,981		136,853		136,853		-
Special Call - 5/1	-		-		5,000		(5,000)
Total Expenditures	\$ 411,916	\$	411,788	\$	416,659	\$	(4,872)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,817			\$	30,720		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 29,817			\$	30,720		
Fund Balance - Beginning	\$ 367,939			\$	596,220		
Fund Balance - Ending	\$ 397,756			\$	626,940		

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thru	ı 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 364,708	\$	364,708	\$	363,495	\$	(1,212)
Interest Income	10,000		7,500		16,150		8,650
Total Revenues	\$ 374,708	\$	372,208	\$	379,645	\$	7,437
Expenditures:							
Interest - 11/1	\$ 112,434	\$	112,434	\$	112,309	\$	125
Principal - 11/1	115,000		115,000		115,000		-
Interest - 5/1	110,134		110,009		110,009		-
Special Call - 5/1	-		-		5,000		(5,000)
Total Expenditures	\$ 337,569	\$	337,444	\$	342,319	\$	(4,875)
Excess (Deficiency) of Revenues over Expenditures	\$ 37,139			\$	37,326		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$		\$	-
Net Change in Fund Balance	\$ 37,139			\$	37,326		
Fund Balance - Beginning	\$ 323,485			\$	499,155		
Fund Balance - Ending	\$ 360,624			\$	536,481		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	06/30/25	Thr	u 06/30/25	1	/ariance
Revenues							
Capital Reserve Transfer In	\$ 50,000	\$	50,000	\$	50,000	\$	-
Interest	-		-		2,159		2,159
Total Revenues	\$ 50,000	\$	50,000	\$	52,159	\$	2,159
Expenditures:							
Capital Outlay	\$ -	\$	-	\$	11,474	\$	(11,474)
Repairs and Maintenance	-		-		-		-
Other Service Charges	-		-		-		-
Total Expenditures	\$ -	\$	-	\$	11,474	\$	(11,474)
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000			\$	40,685		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 50,000			\$	40,685		
Fund Balance - Beginning	\$ 50,923			\$	92,361		
Fund Balance - Ending	\$ 100,923			\$	133,046		

Community Development District

Long Term Debt Report

Series 2015 Special Assessment Bonds

Interest Rate: 4.375%-5.125% Maturity Date: 11/1/1945 Reserve Fund Definition 50% of Maximum Annual Debt Service Reserve Fund Requirement \$214,291 Reserve Fund Balance 222,989 Bonds outstanding - 11/30/2015 \$6,725,000 Less: November 1, 2015 \$0 (\$110,000) Less: November 1, 2016 (\$130,000) Less: November 1, 2017 (\$100,000) Less: May 1, 2018 (Prepayment) (\$100,000) Less: November 1, 2018 (\$20,000) Less: May 1, 2019 (Prepayment) Less: November 1, 2019 (\$105,000) Less: November 1, 2019 (Prepayment) (\$5,000) Less: November 1, 2020 (\$110,000) (\$15,000) Less: May 1, 2021 (Prepayment) 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) (\$130,000) Less: November 1, 2023 Less: November 1, 2023 (Prepayment) (\$5,000) (\$135,000) Less: November 1, 2024 Less: May 1, 2025 (Prepayment) (\$5,000)

Current Bonds Outstanding \$5,405,000

Series 2017 Special Assessment Bonds

3.50%-5.00%

Interest Rate:

Maturity Date: 11/1/1947 50% of Maximum Annual Debt Service Reserve Fund Definition Reserve Fund Requirement \$169,678 Reserve Fund Balance 171,815 Bonds outstanding - 11/30/2017 \$5,345,000 Less: November 1, 2018 (\$50,000)(\$25,000) Less: May 1, 2019 (Prepayment) 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) (\$100,000) Less: November 1, 2021 Less: May 1, 2022 (Prepayment) (\$15,000) (\$105,000) Less: November 1, 2022 Less: November 1, 2022 (Prepayment) (\$5,000)(\$5,000) Less: May 1, 2023 (Prepayment) Less: November 1, 2023 (\$110,000) Less: November 1, 2023 (Prepayment) (\$5,000)(\$115,000) Less: November 1, 2024 Less: May 1, 2025 (Prepayment) (\$5,000) **Current Bonds Outstanding** \$4,590,000

Total Bonds Outstanding \$9,995,000



Community Development District

Fiscal Year 2025 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	364,728.02	317,980.57	1,112,440.78
TOTAL DISTRICT NET	635	429,732.19	364,728.02	317,980.57	1,112,440.78

		SERIES 2015	SERIES 2017		
		DEBT	DEBT		
		SERVICE	SERVICE	0&M	TOTAL
RECEIVE FROM	BALANCE DUE	RECEIVED	RECEIVED	RECEIVED	RECEIVED
TAX ROLL RECEIVED / DUE	3,759.61	428,279.87	363,495.39	316,905.91	1,108,681.18
TOTAL RECEIPTS / DUE	3,759.61	428,279.87	363,495.39	316,905.91	1,108,681.18

TAX ROLL RECEIPTS

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/5/2024	1,654.35	1,404.11	1,224.14	4,282.60
2	11/15/2024	14,461.29	12,273.78	10,700.63	37,435.70
3	11/19/2024	12,449.30	10,566.13	9,211.86	32,227.29
4	12/6/2024	32,925.91	27,945.32	24,363.54	85,234.77
5	12/19/2024	16,677.27	14,154.55	12,340.36	43,172.18
6	1/9/2025	314,796.10	267,177.93	232,933.54	814,907.57
INT DIST 1	1/13/2025	926.67	786.49	685.69	2,398.85
7	2/20/2025	29,549.02	25,079.23	21,864.81	76,493.06
8	4/8/2025	4,382.19	3,719.31	3,242.60	11,344.10
INT DIST 2	4/14/2025	457.78	388.54	338.74	1,185.06
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		428,279.87	363,495.39	316,905.91	1,108,681.18
PERCENT COLLECTED TAX ROLL		100%	100%	100%	100%

C.

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

Fund	Date	check#'s	Amount	Total		
General Fund						
4/	1/25 -4/30/25	1215-1223	\$27,441.38			
5/	1/25 -5/31/25	1224-1233	18,302.41			
6/	1/25 -6/30/25	1234-1245	14,891.13			
				\$60,634.92		
	TOTAL					

^{*} Fedex Invoices available upon request

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/29/25 PAGE 1

*** CHECK DATES	04/01/2025 - 06/30/2025 *** ISLES OF BARTRAM - GENERAL BANK A ISLES OF BARTRAM	CHECK KEGISTER	KON //25/25	FAGE I
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
	3/18/25 03182025 202502 320-57200-46500	*	503.32	
	REMIB JEA IRRIG 3/18/25 CELESTINA MASTER HOA			503.32 001215
4/09/25 00001	4/01/25 136 202504 310-51300-34000	*	4,557.83	
	APR MANAGEMENT FEES 4/01/25 136 202504 310-51300-52000	*	100.00	
	APR WEBSITE ADMIN 4/01/25 136 202504 310-51300-35100	*	150.00	
	APR INFORMATION TECH 4/01/25 136 202504 310-51300-31200	*	655.50	
	APR DISSEMINATION SVCS 4/01/25 136 202504 310-51300-51000	*	.27	
	OFFICE SUPPLIES 4/01/25 136 202504 310-51300-42000	*	30.69	
	POSTAGE 4/01/25 136 202504 310-51300-41000	*	6.20	
	TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES			5,500.49 001216
4/09/25 00018	GOVERNMENTAL MANAGEMENT SERVICES		500.00	
	APR MANAGEMENT SERVICES VESTA PROPERTY SERVICES, INC.			500.00 001217
4/15/25 00022	4/01/25 892032 202504 320-57200-46200		3,243.93	
	APR LANDSCAPE MAINTENANCE		•	3.243.93 001218
4/22/25 00024	YELLOWSTONE LANDSCAPE 4/15/25 12 202504 310-51300-49000		100.00	
	AMPT SCHO SESA17 DRDV SEK			100 00 001219
4/22/25 00029	DISCLOSURE SERVICES LLC 4/15/25 04152025 202504 300-20700-10200		4,382.19	
1/22/23 00023	DIST 8 4/15/25 04152025 202504 300-20700-10200	*	457.78	
	DICT INTERFOR 2			4 020 07 001220
4/22/25 00020	ISLES OF BARTRAM PARK CDD-DS 201	*		4,639.97 001220
4/22/25 00030	4/15/25 04152025 202504 300-20700-10300 DIST 8	*	3,719.31	
	4/15/25 04152025 202504 300-20700-10300 DIST INTEREST 2	*	388.54	
	ISLES OF BARTRAM PARK CDD-DS 201	·/		4,107.85 001221
4/22/25 00022	SPRING ANNUAL ROTATION 25	*	2,203.17	
	YELLOWSTONE LANDSCAPE			2,203.17 001222

IBTR ISLES OF BRTRM BPEREGRINO

THE CHECK DATES	BP	ANK A ISLES OF	BARTRAM			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	SUB SUBCLASS	ENDOR NAME	STATUS	AMOUNT	CHECK
4/22/25 00022	4/15/25 895104 202502 320-57200-4 MULCH & PINESTRAW INSTALL			*	6,442.65	
	MULCH & PINESTRAW INSTALL	YELLOWSTONE L	ANDSCAPE			6,442.65 001223
	4/01/25 3056 202504 320-57200-4 APR LAKE MAINTENANCE			*	2,100.00	
	APR LARE MAINTENANCE	FIRST CHOICE	AQUATICS			2,100.00 001224
5/06/25 00036	4/23/25 3087 202504 320-57200-4 REPLMT (6) LIGHT BULBS	46300		*	420.00	
		FIRST CHOICE	AQUATICS			420.00 001225
5/06/25 00036	5/01/25 3117 202505 320-57200-4 MAY LAKE MAINTENANCE	46100		*	2,100.00	
		FIRST CHOICE	AQUATICS			2,100.00 001226
5/06/25 00013	4/01/25 27217 202504 310-51300-3 AUDIT FYE 9/30/2024	35200		*	3,100.00	
		GRAU & ASSOCI	ATES			3,100.00 001227
5/06/25 00032	4/28/25 3554967 202502 310-51300-3 FEB GENERAL COUNSEL	31500		*	303.50	
		KUTAK ROCK LL	.P 			303.50 001228
5/06/25 00018	5/01/25 426375 202505 320-53800-4 MAY MANAGEMENT SERVICES	45501		*	500.00	
		VESTA PROPERT	Y SERVICES, INC.			500.00 001229
5/13/25 00001	5/01/25 137 202505 310-51300-3 MAY MANAGEMENT FEES			*	4,557.83	
	5/01/25 137 202505 310-51300-5 MAY WEBSITE ADMIN			*	100.00	
	5/01/25 137 202505 310-51300-3 MAY INFORMATION TECH			*	150.00	
	5/01/25 137 202505 310-51300-3 MAY DISSEMINATION SVCS	31200		*	655.50	
	5/01/25 137 202505 310-51300-5 OFFICE SUPPLIES	51000		*	.18	
	5/01/25 137 202505 310-51300-4			*	4.14	
	5/01/25 137 202505 310-51300-4 COPIES	42500		*	.60	
		GOVERNMENTAL	MANAGEMENT SERVICES	S 		5,468.25 001230
5/13/25 00023	5/08/25 2028852 202504 320-57200-4 APR WATERFALL FOUNT/CHEMS	46400		*	351.73	
		INNOVATIVE FO	UNTAIN SERVICES INC	; -		351.73 001231

IBTR ISLES OF BRTRM BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/29/25 PAGE 3 *** CHECK DATES 04/01/2025 - 06/30/2025 *** ISLES OF BARTRAM - GENERAL BANK A ISLES OF BARTRAM

	BANK A ISLES OF BARTRAI	M		
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR I DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	NAME STATUS	AMOUNT	CHECK AMOUNT #
	5/01/25 903422 202505 320-57200-46200 MAY LANDSCAPE MAINTENANCE	*	3,243.93	
	YELLOWSTONE LANDSCA	PE		3,243.93 001232
5/21/25 00022	3/19/25 878231 202503 320-57200-46200 VALUE RPLMT FRT ENTRANCE	*	715.00	
		PE 		715.00 001233
6/11/25 00025	5/19/25 05192025 202504 320-57200-46500	*	655.84	
	REMIB JEA IRRIG 5/19/25 CELESTINA MASTER HO	A		655.84 001234
6/11/25 00001	6/01/25 138 202506 310-51300-34000	*	4,557.83	
	JUN MANAGEMENT FEES 6/01/25 138 202506 310-51300-52000	*	100.00	
	JUN WEBSITE ADMIN 6/01/25 138 202506 310-51300-35100	*	150.00	
	JUN INFORMATION TECH 6/01/25 138 202506 310-51300-31200	*	655.50	
	JUN DISSEMINATION SVCS 6/01/25 138	*	.57	
	OFFICE SUPPLIES 6/01/25 138 202506 310-51300-42000	*	35.18	
	POSTAGE 6/01/25 138 202506 310-51300-42500	*	32.55	
	COPIES GOVERNMENTAL MANAGEI	MENT SERVICES		5,531.63 001235
6/11/25 00038	6/02/25 060225-1 202505 320-57200-46600	*	431.38	
	REMVED FIXTURE/ADDED POST CARLTON J MURPHY			431.38 001236
6/11/25 00023	5/30/25 2028964 202505 320-57200-46400	*	350.09	
	MAY WATERFALL FOUNT/CHEMS INNOVATIVE FOUNTAIN	SERVICES INC		350.09 001237
	6/01/25 3161 202506 320-57200-46300	*	400.00	
	QRTLY FOUNTAIN MAINT FIRST CHOICE AQUATION	CS		400.00 001238
6/17/25 00036	6/01/25 3170 202506 320-57200-46100	*	2,100.00	
	JUN LAKE MAINTENANCE FIRST CHOICE AQUATION	CS		2,100.00 001239
6/17/25 00043	4/10/25 2004 202504 320-57200-46600		800.00	
	PRESSURE WASHING-CDD WALL			800.00 001240

IBTR ISLES OF BRTRM BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS: CHECK DATES 04/01/2025 - 06/30/2025 *** ISLES BANK A	NTS PAYABLE PREPAID/COMPUTER CHECK REGIST OF BARTRAM - GENERAL ISLES OF BARTRAM	ER RUN 7/29/25	PAGE 4
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB		AMOUNT	CHECK AMOUNT #
6/17/25 00018 6/01/25 426894 202506 320-53800-45501 JUN MANAGEMENT SERVICES VES	* TA PROPERTY SERVICES, INC.	500.00	500.00 001241
6/17/25 00022 6/01/25 928405 202506 320-57200-46200 JUN LANDSCAPE MAINTENANCE YEL		3,243.93	3,243.93 001242
6/24/25 00025 4/21/25 04212025 202503 320-57200-46500 REMIB JEA IRRIG 4/21/25 CEL	ESTINA MASTER HOA	490.98	490.98 001243
6/24/25 00036 6/27/25 3202 202506 320-57200-46100 ADDITIONAL TREATMENT		250.00	250.00 001244
6/24/25 00041 5/31/25 7147134 202505 310-51300-4 NOTICE OF MEETING-5/9/25 5/31/25 7147134 202505 310-51300-4 NOTICE OF MEETING-6/6/25		67.28	
	*	70.00	
	NETT MEDIA CORP DBA GANNET		137.28 001245
	TOTAL FOR BANK A	60,634.92	
	TOTAL FOR REGISTER	60,634.92	

IBTR ISLES OF BRTRM BPEREGRINO

Celestina Master HOA, Inc



INVOICE DATE: 3/18/2025

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)	\$503.32
(Reference JEA bill dated 3/18/2025)	
Any questions please call Vesta WGV Office 904-747-0181	
TOTAL AMOUNT DUE	\$503.32
TOTAL AMOUNT DOE	ψ303.32

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



225 N. Pearl St. Jacksonville, FL

32202-4513

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Bill Date: 03/18/25

Cycle:

Amount Due \$12,429.82

Do not pay, AutoPay will process your payment on 04/09/25.

E.			
	Phone:	(904)	665-6000

	Online:	jea.com
--	---------	---------

TOTAL SUMMARY OF CH	HARGI	≅ 8
Electric	\$	5,185.54
Water		5,411.18
Sewer		408.69
Irrigation		1,324.41
Other Activities		100,00
Total New Charges	\$	12,429.82
(A complete breakdown of charges can be found on the	e followin	g pages.)
Previous Balance	\$	12,475.43
Payment(s) Received		-12,475.43
Balance Before New Charges		0.00
New Charges		12,429.82
Do not pay. AutoPay will process your payment on 04/09/25.	\$	12,429.82

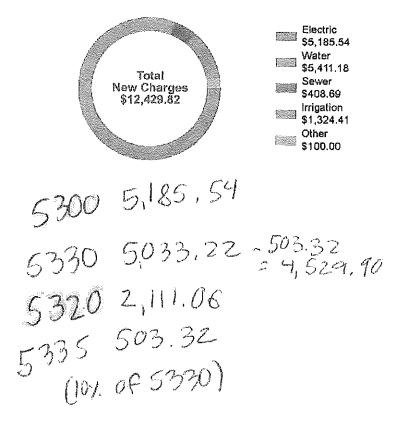
MESSAGES



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.



PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.



Check here for telephone/mail address correction and fill in on reverse side. Add \$to my monthly bill: \$for Neighbor to Neighbor and/or \$the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute	4000000400	00146167	
Check here for telephone/mall address correction and fill in on reverse side.	Add \$to my monthly bill: \$_ the Prosperity Scholarship Fund. I w	for Neighbor to Neighbor and/or \$ill notify JEA when I no longer wish to contrib	_for
	Check here for telephone/mall add	lress correction and fill in on reverse side) .

Additional information on reverse side. -->

Acct #: 1209880485 Bill Date: 03/18/25 Do not pay, AutoPay will process your payment on 04/09/25, TOTAL AMOUNT PAID \$12,429.82

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC 200 BUSINESS PARK CIR STE 101 **ST AUGUSTINE FL 32095-8824**

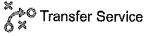
Visit jea.com to:



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Manage Your Alerts





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Email Us



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Understand Your Bill



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Scan to learn more





Download the My JEA Ago

Easily manage your account, sign up for programs, view your usage and more - from anywhere.



Scan to learn more or visit jea.com/app

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 email 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 be applicable State, City and Utility regulations and policies, whether or not services 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.

ADDRESS CORRECTION

Account# 1209880485

Tel:

Address:

ed company and an analysis of the state of

City: E-mail:

(904) 665-6000
Phone:
0

Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485 Bill Date: 03/18/25

						Dill Date. Our TOLKS
Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate	Cycle: 14
110 ANTILA WY APT ARLT	23	\$77.93	Area Light	02/14/25 - 02/27/25 \$	Street and Area Light	
Detail Charges:21 Unit(s) 40W LED PT		64.61			Rate	
Fuel Charge		6.11				
Gross Receipts Tax		1.81				
Florida State Sales Tax		5,40	TO THE PARTY OF TH			
110 ANTILA WY APT LS01	52.73 87.73	\$37.50	Reclaim	02/13/25 - 03/16/25 C	Commercial	THE RESERVENCE OF THE PROPERTY
Detail Charges:Basic Monthly Charge		31.50	Commercial	œ v	Reclaimed Irrigation Service	
Inspection Fee		6.00	Weter Number	Days Current Reading Billed Reading Type	ಬೆ ಕ 	
121 ACA F AV APT B01	50 P.C.	507.02	Doctor	OMOTOR OFFICE	I U CAL	
Detail Charges:Basic Monthly Charge	2	31.50	Commercial	02/19/25 - 05/19/25 CC	Commercial Reclaimed Imgation	
Inspection Fee		00.9			Service	
Tier 1 Consumption (1-14 kgal @ \$3.81)		49.53		S Current d Reading	3 5	
123 CELESTA PY APT GATE	THE ROTTING PROPERTY OF THE PARTY OF THE PAR	20 S.	7.1996681 Gate	27 3468 Regular 13000 00144725 0314775 Commil Continue	r 13000 GAL	AND THE REAL PROPERTY OF THE P
			Oak	07/11/00 - 07/11/70	HEID SELVICE	
Detail Charges:Basic Monthly Charge		21.00		The state of the s		
Energy Charge (\$0.06276 per kWh)		463.55		Current	in the second se	
Tax Exempt Fuel Cost (\$0.04505 per kWh)		332.74	Number	Billed Reading Type		
Taxable Fuel Cost (\$0.00511 per kWh)		37.74	26189702	7.3 .53	r 7386 KWH	
Gross receipts lax	1000 C 1000 C 1000 C 1000 C 1000 C	Z6.1Z	· · · · · · · · · · · · · · · · · · ·			
16 ORIANA CT APT FS01	យ	\$560,89	Commercial -	02/14/25 - 03/17/25 General Service	neral Service	
Detail Charges:Basic Monthly Charge		21.00	Electric			
Energy Charge (\$0.06276 per kWh)		292.27				
Tax Exempt Fuel Cost (\$0.04505 per kWh)		209.80	Number	Days Current Reading Billed Reading Type	g Consumption	
Taxable Fuel Cost (\$0.00511 per kWh)		23.80		48401	4657 KWH	
Gross Receipts Tax		14.02				
23 ANILA ST APT LS01	M	\$37.50	Reclaim	02/13/25 - 03/16/25 Co	Commercial	
Detail Charges: Basic Monthly Charge		31.50	Commercial	8 8	Reclaimed Irrigation Service	
Inspection Fee		9.00		Current Res	Concinnation	
				d Reading	두	
THE PARTY OF THE P			78582270	31 0 Regular	O GAL	TO THE PARTY OF TH

Service Address	Service Type	Charges	Service Point	Service Period	d Bill Rate	ate		Page 4 of 8
29 CELESTA PY APT IR01	IM.	5242,41	Area Light	02/14/25 - 02/27/25		Street and Area Light	A Tanada a	
Detail Charges:38 Unit(s) 70W HPS CH PT		105.72			Rate			
28 Unit(s) 40W LED PT		86.15						
Fuel Charge		28.09						i
Gross Receipts Tax		5.64					Total New	Electric 51 249 36
Florida State Sales Tax	200	16.81	16.81	HOLENGO HOLENGO		4 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	This Address	Water
Detail Chames: 85 Unit(s) 40W (FD PT			אובם ביותוני	11 160 - 67/41 170		Sueer and Area Light Rate		34,232.17
27 Unit(s) 72W LED PT		203.31						
Fuel Charge		106.89					and Property Pro-	
Gross Receipts Tax		23.43						
Florida State Sales Tax								
29 CELESTA PY APT IR01		\$4,292.17	Reclaim	02/13/25 - 03/16/25		Commercial		
Detail Charges: Basic Monthly Charge		201.60	Commercial		Service	ned Imgation		
Inspection Fee		9.00		<u> </u>				
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	Meter Number	Days Current Billed Reading	Keading Type	Consumption		
Tier 2 Consumption (> 14 kgal @ \$4.33)		4,031.22	89006063	24		945000 GAL		
33 CELESTA PY	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$500.51	Commercial -	02/14/25 - 03/17/25 General Service	25 Genera	l Service	PART TAXABLE PART TO THE PART	
Detail Charges: Basic Monthly Charge		21.00	Electric					
Energy Charge (\$0.06276 per kWh)		307.78		333				
Tax Exempt Fuel Cost (\$0.04505 per kWh)	~	220.93	Meter	Days Current Billed Reading	Reading Type	Consumption		
Taxable Fuel Cost (\$0.00511 per kWh)		25.06	22052860	777.	Doguđar	ADOM CRATE	Total New	Electric
Gross Receipts Tax		14.74	2293300	+	Regular	10 29 KW	This Address	
33 CELESTA PY		08.22.20	S S	2/13/	24	rcial Water	\$627.01	\$37.50
Detail Charges:Basic Monthly Charge			_			Service		
Water Consumption Charge		18.60	Meter	Days Current Billed Reading	Reading /	Consumption		
			514057774	31 185	Regular	10000 GAL		
33 STARLIS PL	M	1833.81	Reclaim	02/13/25 - 03/16/25		Residential		With the second
Detail Charges:Basic Monthly Charge		18.90	Nesideniia)		Neclalit	eu irrigation		
Reclaimed Water Inspection Fee Tier 1 Consummtion (1.14 kma) © \$2 97)		6.00	Meter	Days Current	Reading	Consumption		
			9	2000	90.00	(1 cu ft = 7.48 gal) 3000 GAL		
			The control of the co		3			

Service Address	Service Type Charges		Service Point	Service Period	iod Bill Rate	∂ate		Page 5 of 8
33 TALORI AV APT IR01 Detail Charges:Basic Monthly Charge	\$99.50 31.50		Reclaim Commercial	02/13/25 - 03/16/25		Commercial Reclaimed Irrigation Service		
Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)	υ,	6.00 53.35 8.65	Meter Number 78727792	Days Current Billed Reading 31 4577	Rea Ty	Consumption (1 cu ft = 7.48 gal) 16000 GAL		
35 MANDARA WY Detail Charges:Basic Monthly Charge	(E) (S) (S) (S) (S) (S) (S) (S) (S) (S) (S	9,51 .00	Commercíal - Electric	02/14/25 - 03/17/25 General Service	17/25 Gener	al Service		
Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.04505 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax		936.38 672.15 76.24 43.74	Meter Number 22489790	8.3 0% L	Reading Type Regular	Consumption 14920 KWH	Total New Changes For This Adringes	Electric 51,749.51 Water \$222.06
35 MANDARA WY Detail Charges:Basic Monthly Charge	\$22 201	2.15 60	Commercial - Water/Sewer	31 .73 regular 30 KW 02/13/25 - 03/16/25 Commercial Water Service	l Regular 16/25 Comme Service	arcial Water	\$3,704.67	\$408.69 Irrigation \$1,324.41
Water Consumption Charge	20	0.46	Meter Number 79251944	Days Current Billed Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
35 MANDARA WY	S	\$408.69 \	Commercial -	2713/		Commercial Sewer		
Detail Charges:Basic Monthly Charge Sewer Usage Charge	333	338.40		8,5	E	Consumption (1 cu ft = 7.48 gal)		
35 MANDARA WY Detail Charges:Basic Monthly Charge	51,822.43		rigation 1 - Commercial	31 3045 Re 02/13/25 - 03/16/25	21	gular 11000 GAL Commercial Irrigation Service		
Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)	53.35	53.35	Meter Number 78261618	Days Current Billed Reading 31 23101	Reading (Type (Regular	Consumption (1 cu ff = 7.48 gal) 293000 GAL		
44 CALLIEL WY APT IR01 Detail Charges:Basic Monthly Charge	956 W	W77*	Reclaim Commercial	02/13/25 - 03/16/25	l f	Commercial Reclaimed Inigation Service	Total Control of the	
Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)	386	6.00 53.35 385.36	Meter Number 86322464	Days Current Billed Reading 31 8070	Reading Type Regular	Consumption (1 ou ft = 7.48 gal) 103000 GAL		

Service Address	Service Type	Charges	Service Point	Service Períod Bill Rate	Page 6 of 8
56 CALLIEL WY APT IR01 Detail Charges:Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.04505 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax	Vh)		Frigation 1 - Electric Meter Number 23650846	Segr 747	1400 1400 1400 1400 1400 1400 1400 1400
67 SOLIS AV APT LS01 Detail Charges:Basic Monthly Charge Inspection Fee	50	\$37.50 31.50 6.00	Reclaim Commercial Meter Number 78582271	02/13/25 - 03/16/25 Commercial Reclaimed Irrigation Service Service Billed Reading Type (1:cu ft = 7.48 gal) 31 1601 Regular 0 GAL	on ffon 8 gal)
65 DELANO ST Detail Charges:Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.04505 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax 65 DELANO ST Detail Charges:Basic Monthly Charge	(u)	\$24,14 21.00 0.50 0.36 0.04 0.56 1.68 1.68 11.89	Commercial - Electric Meter Number 14113889 Commercial - Water Number Number Number Number	Days Current Reading Type Regular Service 31 2989 Regular Service 02/13/25 - 03/16/25 Commercial Water Service Service Days Current Reading Type Consumption Service Billed Reading Reading Type Consumption Consumption Service 31 0 Regular Regular Type	ion Total New S24.14 This Address Water \$43.04 Sgal)

Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

7 Cycle:

Bill Date: 03/18/25

Service Period:

100.00 Current Charges

100.00

Total Other Activities

Environmental Inspection/Service Fee

Adjustment Description

Service Type

Budget Number

TOTAL OTHER ACTIVITIES

Service Address: 33 CELESTA PY

≥

Governmental Management Services, LLC

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

Invoice

Invoice #: 136
Invoice Date: 4/1/25

Due Date: 4/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 Website Administration - April 2025 Information Technology - April 2025 Dissemination Agent Services - April 2025 Office Supplies Postage Telephone		4,557.83 100.00 150.00 655.50 0.27 30.69 6.20	4,557.83 100.00 150.00 655.50 0.27 30.69 6.20

RECEIVED

By Tara Lee at 12:41 pm, Apr 03, 2025

Total	\$5,500.49
Payments/Credits	\$0.00
Balance Due	\$5,500.49



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

Bill To

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

Invoice

Invoice # Date 425624 04/01/2025

Terms

Due on receipt

Due Date

04/01/2025

Memo

WGV - MANAGEMENT

MANAGEMENT SERVICES	angenijty — 1	18/51/0 500.00	4(i)(a)(i)(i) 500.00
		<u> </u>	l

Total

500.00

RECEIVED

By Tara Lee at 3:59 pm, Apr 01, 2025



Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address:

475 West Town PI

Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
892032	4/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2025

Invoice Amount: \$3,243.93

Description	Current Amount
Monthly Landscape Maintenance April 2025	\$3,243.93

RECEIVED

By Tara Lee at 10:28 am, Apr 07, 2025

Invoice Total

\$3,243.93

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	12

Bill To

Isles of Bartram Park CDD
c/o GMS, LLC

Terms	Due Date
Net 30	5/15/2025

Description	Amount
nortization Schedule ries 2017 5-1-25 Prepay \$5,000	100.00
RECEIVED By Tara Lee at 11:14 am, Apr 16, 2025	

Phone #

865-717-0976

E-mail tcarter@disclosureservices.info

Total	\$100.00		
Payments/Credits	\$0.00		
Balance Due	\$100.00		

Isles of Bartram Park COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount		Authorized By
April 15, 2025	\$4,839.97		Bernadette Peregrino
	Payal	ole to:	
<u> </u>	Isles of Bartram	Park #29 - 2015	
Date Check Needed:		Budget Categor	y:
ASAP	· · · · · · · · · · · · · · · · · · ·	001.300.20700.	10200
	Intended Use of	Funds Requested:	

	\$ 4,382.19	4/8/25	DIST 8
	e 457.70	4/14/05	DIOT INTEDEOT 7
4.000	\$ 457.78	4/14/25	DIST INTEREST 2
			nelle Avenue

	·	Liwiiiiii	A CONTRACT CONTRACT
		4.0.400 0 000	
	\$ 4,839.97		
	-		
(Attach suppo	rting documenta	tion for request.)

Isles of Bartram Park COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount		ount	Authorized By	
April 15, 2025		\$4,107.85		Bernadette Peregrino	
		.	1 .		
		Payab	le to:		
	Isl	les of Bartra	m Park #30 -2	2017	
Date Check Needed:	ded: Budget Category:				
ASAP			001.300.207	00.10300	
	Inte	ended Use o	f Funds Requ	ested:	
				4	
	\$	3,719.31	4/8/25	DIST 8	
	\$	388 54	4/14/25	DIST INTEREST 2	
	Ψ	300.54	71 [71 23	DIOT INTERCOL 2	

	\$	4,107.85	=		
(Attach su	nnorti	na docume	ntation for re	eauest.)	

Isles of Bartram Park

Community Development District

Fiscal Year 2025 Assessment Receipts

TAX ROLL NET	635	429,732.19	364,728.02	317,980.57	1,112,440.78
ASSESSED TO	#bots	SERIES 2015 DERT SERVICE ASMT	SERIES 2017 DEET SERVICE ASMT	O&M ASMT	TOTAL ASMTS

TOTAL RECEIPTS / DUE	3,759.61	428,279.87	363,495.39	316,905.91	1,108,681.18
TAX ROLL RECEIVED / DUE	3,759.61	428,279.87	363,495.39	316,905.91	1,108,681.18
RECEIVE FROM	BALANCE DUE	SERVICE RECEIVED	RECEIVED	RECEIVED	RECEIVED
		DEBT	DEBT SERVICE	OSM	TOTAL
		SERIES 2015	SERIES 2017		

TAX ROLL RECEIPTS

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DERT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/5/2024	1,654.35	1,404.11	1,224.14	4,282.60
2	11/15/2024	14,461,29	12,273.78	10,700.63	37,435.70
3	11/19/2024	12,449.30	10,566.13	9,211.86	32,227.29
4	12/6/2024	32,925.91	27,945.32	24,363.54	85,234.77
5	12/19/2024	16,677.27	14,154.55	12,340.36	43,172.18
6	1/9/2025	314,796.10	267,177.93	232,933.54	814,907.57
INT DIST 1	1/13/2025	926.67	786.49	685.69	2,398.85
7	2/20/2025	29,549.02	25,079.23	21,864.81	76,493.06
8	4/8/2025	4,382.19	3,719.31	3,242.60	11,344.10
INT DIST 2	4/14/2025	457.78	388.54	338.74	1,185.06
		•		-	
		-	-	-	-
		•		-	-
		•	-	-	-
TOTAL TAX ROLL RECEIPTS		428,279,89	363,495.39	316,905.91	1,108,681.18

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



Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

475 West Town PI Address: Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
895103	4/15/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 15, 2025

Invoice Amount: \$2,203.17

Description Spring Annual Rotation 2/3/2025	Current Amount
Landscape Enhancement SUBCONTRACT	\$2,203.17

RECEIVED

By Tara Lee at 11:30 am, Apr 15, 2025

Invoice Total \$2,203.17



Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town PI Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
895104	4/15/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape

PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: May 15, 2025

Invoice Amount: \$6,442.65

Description Mulch and Pine Straw Installation 2/4	/2025
Mulch (Sub)	\$6,442.65

RECEIVED

By Tara Lee at 12:07 pm, Apr 15, 2025

Invoice Total

\$6,442.65

First Choice Aquatics
14289 Denton Rd
Jacksonville, FL 32226 USA
+2267031
firstchoiceaquaticsjax@gmall.com

INVOICE

BILL TO

Isles of Bartram Park C/O GMS,LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092 INVOICE # 3056 DATE 04/01/2025 DUE DATE 05/01/2025 TERMS Net 30

SERVICE

DESCRIPTION

QTY

RATE

AMOUNT

Lake

Isles of Bartram Park

1 2,100.00

2,100.00

Maintenance

Services rendered are for the month listed above.

SUBTOTAL

2,100.00

TAX

0.00

TOTAL BALANCE DUE 2,100.00 **\$2,100.00**

RECEIVED

By Tara Lee at 10:04 am, May 02, 2025

INVOICE

First Choice Aquatics 14289 Denton Rd Jacksonville, FL 32226 firstchoiceaquaticsjax@gmail.com +2267031

Bill to

Isles of Bartram Park

Ship to

Isles of Bartram Park

Invoice details

Invoice no.: 3087 Terms: Net 30

Invoice date: 04/23/2025 Due date: 05/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fountain Repair	Ponds 1, 2, 3, 4. Replaced a total of 6	6	\$70.00	\$420.00

Total \$420.00

RECEIVED

By Tara Lee at 12:47 pm, Apr 23, 2025

First Choice Aquatics
14289 Denton Rd
Jacksonville, FL 32226 USA
+2267031
firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO

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

DESCRIPTION

QTY

RATE

AMOUNT

Lake

Isles of Bartram Park

2,100.00

2,100.00

Maintenance

Services rendered are for the month listed above.

SUBTOTAL

.

2,100.00

TAX

0.00 2,100.00

TOTAL BALANCE DUE

\$2,100.00

RECEIVED

By Tara Lee at 11:53 am, May 01, 2025

Grau and Associates

1001 W. Yamato Road, Suite 301 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.

Date

27217 04/01/2025

SERVICE

Project: Audit - FYE September 30, 2024

Audit Services

\$<u>3,100.00</u>

RECEIVED

By Tara Lee at 10:08 am, May 02, 2025

Subtotal:

3,100.00

Total

3,100.00

Current Amount Due

\$<u>3,100.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
Ų • 3U	91-00	01-00	31 120		
3.100.00	0.00	0.00	0.00	0.00	3,100.00
3, 100.00	0.00		0.00	0.00	0,100100

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2025

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

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



Invoice No. 3554967

10623-1

Re:	Isles	of Bartram	Park	CDD -	General

For Professional Legal Services Rendered

02/08/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/14/25	W. Haber	0.20	47.00	Review agenda for February meeting Prepare for and participate in Board
02/21/25	W. Haber	0.60	141.00	meeting

TOTAL HOURS 1.10

TOTAL FOR SERVICES RENDERED \$303.50

TOTAL CURRENT AMOUNT DUE \$303.50

RECEIVED

By Tara Lee at 11:02 am, Apr 29, 2025



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

Invoice

Invoice # Date

426375 05/01/2025

Terms

Due on receipt

Due Date

05/01/2025

Memo

WGV - MANAGEMENT

Bill To

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

Peragilar	anicialiko a est	rickie in de stat	741110131416 Company
MANAGEMENT SERVICES	1	500.00	500.00

Total

500.00

RECEIVEDBy Tara Lee at 11:53 am, May 01, 2025

Governmental Management Services, LLC

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

Invoice

invoice #: 137

Invoice Date: 5/1/25
Due Date: 5/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		4,557.83	4,557.83
Vebsite Administration - May 2025		100.00	100.00
nformation Technology - May 2025		150.00	150.00
Dissemination Agent Services - May 2025		655.50	655.50
Office Supplies		0.18	0.18
Onice Supplies		4.14	4.14
Postage Copies		0.60	0.60
·			
	Total		\$5,468.25

RECEIVED

By Tara Lee at 4:36 pm, May 07, 2025

Total	\$5,468.25
Payments/Credits	\$0.00
Balance Due	\$5,468.25

Innovative Fountain Services, Inc

11637 Columbia Park Dr E Ste 4 Jacksonville, FL 32258-4493 USA admin@innovativefountainservices.com

INVOICE

BILL TO

Isles of Bartram Park CDD 475 West Town Place Ste 114 Saint Augustine, FL 32092 DATE 05/08/2025
DUE DATE 06/07/2025
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Maintenance Service	Monthly Stationary Maintenance Waterfall Fountain- April	1	202.50	202.50
	Chemicals	Chemicals Added	1	149.23	149.23

BALANCE DUE

\$351.73

RECEIVED

By Tara Lee at 1:57 pm, May 08, 2025



Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address:

475 West Town PI

Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
903422	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$3

\$3,243.93

Description Current Amount
Monthly Landscape Maintenance May 2025 \$3,243.93

RECEIVED

By Tara Lee at 2:21 pm, May 01, 2025

Invoice Total

\$3,243.93



Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town PI Suite 114

St Augustine, FL 32092

INVOICE

INVOICE #	INVOICE DATE
878231	3/19/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: April 18, 2025

Invoice Amount: \$715.00

Description Valve replacement at front entrance	Current Amount
Irrigation Repairs	\$715.00

RECEIVED

By Tara Lee at 10:21 am, May 21, 2025

Invoice Total

\$715.00

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 5/19/2025

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 0533)	0)	\$655.84
(Reference JEA bill dated 5/19/2025)		
Any questions please call Ve	esta WGV Office 904-747-018	31
RECEIVED By Tara Lee at 9:35 am, Jun 05, 2025	TOTAL AMOUNT DU	E \$655.84

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



225 N. Pearl St. Jacksonville, FL 32202-4513

Phone: (904) 665-6000

Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Bill Date: 05/19/25

Cycle: 14

Amount Due \$13,366.02

Do not pay. AutoPay will process your payment on 06/10/25.

TOTAL SUMMARY OF CH	HARG	E63
Electric	\$	4,754.07
Water		6,838.89
Sewer		635.30
Irrigation		1,137.76
Total New Charges	\$	13,366.02
(A complete breakdown of charges can be found on the	e followii	ng pages.)
Previous Balance	\$	12,013.28
Payment(s) Received		-12,013.28
Balance Before New Charges		0.00
New Charges		13,366.02
Do not pay. AutoPay will process your payment on 06/10/25.	\$	13,366.02
W-2017-5		

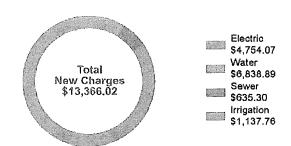
MESSAGES

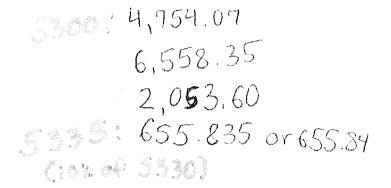


If your central air conditioning unit is more than 12 years old, replacing it with an ENERGY STAR certified model could cut your cooling costs by 30%.



JEA's 2024 Annual Water Quality report will soon be available at jea.com/WQR2024. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.





PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side.





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

Acct #: 1209880485	Bill Date: 05/19/25
Do not pay, AutoPay will process your page	ayment on 06/10/25, TOTAL AMOUNT PAID
\$13,366.02	

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

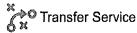
Visit jea.com to:



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Manage Your Alerts





Report or View Outages



Email Us



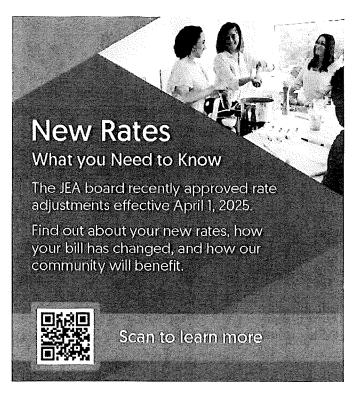
Update Your Information



Learn About Rates



Understand Your Bill





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 email 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 be applicable State, City and Utility regulations and policies, whether or not services 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.

ADDRESS CORRECTION

Account # 1209880485

Address:

City:

E-mail:



Phone: (904) 665-6000 Duline: jea.com CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485 Bill Date: 05/19/25 Cvde: 14

Service Address	Service Type	Charges	Service Point	Service Period	iod Bill Rate	tate	Cycle: 14	
110 ANTILA WY APT LS01 Detail Charges:Basic Monthly Charge	M	\$37.50 31.50	Reclaim Commercial	04/15/25 - 05/14/25		Commercial Reclaimed Irrigation Service		
Inspection Fee		9.00	Meter Number 86614801	Days Current Billed Reading 29 1629	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 0 GAL		
121 LACAILLE AV APT IR01 Detail Charges:Basic Monthly Charge	M	\$64.17 31.50	Reclaim Commercial	04/18/25 - 05/19/25	:	Commercial Reclaimed Irrigation Service		
Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)		6.00	Meter Number 71996681	Days Current Billed Reading 31 3487	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 7000 GAL		
123 CELESTA PY APT GATE	Ш	\$725.53	Gate	04/16/25 - 05/15/25 General Service	15/25 Genera	al Service		
Detail Charges:Basic Monthly Charge		23.00						
Energy Charge (\$0.0667 per kWh) Tay Exempt Final Cost (\$0.0665 per kWh)	-	444.96	Meter	Days Current	Reading	Consumption		
Taxable Fuel Cost (\$0.00511 per kWh)	<u> </u>	34.09	Number		Type			
Gross Receipts Tax		19.64	70/68197	23162	Kegular	66/1 KWH		
16 ORIANA CT APT FS01	ш	\$514.61	Commercial -	04/16/25 - 05/15/25 General Service	5/25 Genera	al Service		
Detail Charges:Basic Monthly Charge		23.00	Electric					
Energy Charge (\$0.0667 per kWh) Tax Exempt Fuel Cost (\$0.03955 per kWh)	.	286.74	Meter	Days Current	Reading	Consumption		
Taxable Fuel Cost (\$0.00511 per kWh)		21.97	10000000	123	adki.	Tariot occur		
Gross Receipts Tax		12.87	04077047	69 2/230	Kegular	4299 KWH		
23 ANILA ST APT LS01	M	\$37,50	Reclaim	04/15/25 - 05/14/25		ercial		
Detail Charges:Basic Monthly Charge		31.50	Commercial		Keclaim Service	Reclaimed Imgation Service		
Inspection Fee		6.00	Meter	% C		ි පී		
A STATE OF THE STA			/85822/0	29 0	Regular	0 GAL		

Service Address	oeivice lype citalges	Service Point	Service	Service Period	DIII Nate		
35 MANDARA WY	E \$1,864,74	Commercial -	04/16/25	04/16/25 - 05/15/25 G	General Service		
Detail Charges:Basic Monthly Charge	23.00	Elecino					
Energy Charge (\$0.0667 per kWh)	1,075.20	Motor	SESSE STATE	Doodley			Electric
Tax Exempt Fuel Cost (\$0.03955 per kWh)	637.55	Number	Billed	Reading Type	inadimaino fil		\$1,864.74 Water
Taxable Fuel Cost (\$0.00511 per kWh)	82.37	22489790	83	39604 Regular	ar 16120 KWH	Charges For	\$196.24
Gross Receipts Tax	46,62	22489790		.88 Regular	-	This Address	Sewer
35 MANDARA WY	W \$196.24	Commercial -	04/15/25	- 05/14/25 C	04/15/25 - 05/14/25 Commercial Water		ress. 30
Detail Charges:Basic Monthly Charge	159.52	Water/Sewer		νō	Service		\$1,137.76
Water Consumption Charge	36.72	Meter Number	Days Cu Billed Re	Current Reading Reading Type	Consumption (1 cu ft = 7.48 gal)		
35 MANDARA WY	\$635.30	Commercial -	04/15/25	- 05/14/25 C	merc		
Detail Charges: Basic Monthly Charge	576.74	Waterisewer		n	ervice		
Sewer Usage Charge	58.56	Meter Number	Days Cu Billed Re	Current Reading Reading Type	ng Consumption (1 ou ft = 7.48 gal)		
35 MANDARA WY	1 \$1,137,76	Irrigation 1 -	04/15/25	- 05/14/25 C	merc.		
Detail Charges:Basic Monthly Charge	48.70	Commercial		n	eNice		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	3al) 24.43 al) 1,064.63	Meter Number	Days Ct. Billed Re	Current Reading Reading Type	Consumption (1 cu ft = 7.48 gal)		
		78261618	29 2;	23618 Regular	ar 234000 GAL		
44 CALLIEL WY APT IR01 Detail Charges:Basic Monthly Charge	W \$512.04 63.00	Reclaim Commercial	04/15/25	04/15/25 - 05/14/25 C R Si	Commercial Reclaimed Imgation Service		
Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)	6.00 53.35 389.69	Meter Number 86322464	Days C. Billed Re	Current Reading Reading Type 8268 Regular	Consumption (1 cu ft = 7.48 gal) ar 104000 GAL		
56 CALLIEL WY APT IR01	07.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	Irrigation 1 - Electric	04/16/29	04/16/25 - 05/15/25 General Service	eneral Service		
Detail Charges:Basic Monthly Charge	23.00						
Energy Charge (&0.000) per kwn) Tax Exempt Fuel Cost (\$0.03955 per kWh)	10.01	Meter Number	Days Billed	Current Reading Reading Type	ng Consumption		
Taxable Fuel Cost (\$0.00511 per kWh) Gnss Receints Tax	1.29	23650846	29 1	14276 Regular	ar 253 KWH		
Florida State Sales Tax	3.91						

Service Address	Service Type	Charges	Service Point	Servi	Service Period	d Bill Rate	Rate	nage	rage o or o
57 SOLIS AV APT LS01 Detail Charges:Basic Monthly Charge	M	\$37.50	Reclaim Commercial	04/15/	25 - 05/14/	04/15/25 - 05/14/25 Commercial Reclaimed I Service	Commercial Reclaimed Irrigation Service		
Inspection Fee		6.00	Meter Number 78582271	Days Billed F	Current Reading 1601	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 0 GAL		
65 DELANO ST Detail Charges:Basic Monthly Charge		\$25.96	Commercial - Electric	04/16/	25 - 05/15/	04/16/25 - 05/15/25 General Service	al Service	***************************************	
Energy Charge (\$0.0667 per kWh) Tax Exempt Fuel Cost (\$0.03955 per kWh)	/h)	0.33	Meter Number	Days (Billed F	Current Reading	Reading Type	Consumption		į
Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax		0.03	14113889	23	5363	Regular	5 KWH	Total New Charges For This Address	\$25.96 Water
Florida State Sales Tax 65 DELANO ST		1.80	Commercial -	04/15/	25 - 05/14/	25 Comm	04/15/25 - 05/14/25 Commercial Water	\$43.63	\$17.67
Detail Charges:Basic Monthly Charge		17.67	water		27 TO THE RESERVE OF	Service	0		
			Meter Number	Days (Billed F	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
			79232848	29	0	Regular	0 GAL		

Governmental Management Services, LLC

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

Invoice

Invoice #: 138 Invoice Date: 6/1/25 Due Date: 6/1/25

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 2025 Website Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies	Hours/Qty	4,557.83 100.00 150.00 655.50 0.57 35.18 32.55	4,557.83 100.00 150.00 655.50 0.57 35.18 32.55
	Total		\$5,531.63

RECEIVED

By Tara Lee at 12:13 pm, Jun 04, 2025

Total	\$5,531.63	
Payments/Credits	\$0.00	
Balance Due	\$5,531.63	

High Tide Electric

9758 Redbird Creek Dr S Jacksonville, FL 32221 US +19043432153 carlton.hightideelectric@gmail.com



\$431.38

INVOICE

INVOICE 060225-1 BILL TO DATE 06/02/2025 Isles of Bartram Park CDD Net 30 TERMS 200 Business Park Circle, Suite 101 07/02/2025 DUE DATE St. Augustine, FL 32095 **AMOUNT** RATE DESCRIPTION QTY DATE SERVICE 290.00 1 290.00 Removed damaged landscape fixture 05/27/2025 Labor and installed a new post with LED landscape light at entrance. 141.38 141.38 1 Material

RECEIVED

BALANCE DUE

By Tara Lee at 12:09 pm, Jun 03, 2025

Innovative Fountain Services, Inc

11637 Columbia Park Dr E Ste 4 Jacksonville, FL 32258-4493 USA admin@innovativefountainservices.com

INVOICE

BILL TO

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

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Maintenance Service	Monthly Stationary Maintenance Waterfall Fountain- May	1	202.50	202.50
	Chemicals	Chemicals Added	1	98.85	98.85
	Maintenance Service	Replacement lock-ring for Chlorinator	1	48.74	48.74

BALANCE DUE

\$350.09

RECEIVED

By Tara Lee at 1:33 pm, Jun 02, 2025

First Choice Aquatics

14289 Denton Rd Jacksonville, FL 32226 USA +2267031 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 # 3161 DATE** 06/01/2025

DUE DATE 07/01/2025

TERMS Net 30

SERVICE

DESCRIPTION

QTY

RATE

AMOUNT

Fountain

Quarterly Fountain Maintenance

1

Maintenance

400.00

400.00

Celestina: 4 Fountains

SUBTOTAL

400.00

TAX **TOTAL**

0.00 400.00

BALANCE DUE

\$400.00

RECEIVED

By Tara Lee at 12:19 pm, Jun 12, 2025

First Choice Aquatics

14289 Denton Rd Jacksonville, FL 32226 USA +2267031 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 # 3170 DATE 06/01/2025 **DUE DATE 07/01/2025** TERMS Net 30

SERVICE

DESCRIPTION

QTY

RATE

AMOUNT

Lake

Isles of Bartram Park

Maintenance

1 2,100.00 2,100.00

Services rendered are for the month listed above.

SUBTOTAL

2,100.00

TAX

0.00

TOTAL

2,100.00

BALANCE DUE

\$2,100.00

RECEIVED

By Tara Lee at 11:24 am, Jun 16, 2025



Isle of Bartram CDD 35 Mandara Way Saint Johns, FL 32259

(904) 377-4871

ttennison@vestapropertyservices.com

AMOUNT DUE	\$800.00
DUE DATE	Apr 10, 2025
PAYMENT TERMS	Upon receipt
SERVICE DATE	Apr 10, 2025
JOB	#2004

CONTACT US

8103 Sierra Oaks Blvd Jacksonville, FL 32219

(904) 859-0931

aleguppressurewashing@gmail.com

INVOICE

Services		anova
Isle of Bartram CDD Wall		\$800.00
	Subtotal	\$800.00
RECEIVED	Job Total	\$800.00
By Tara Lee at 8:38 am, Jun 12, 2025	Amount Due	\$800.00

See our Terms & Conditions

A Leg Up Pressure Washing



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

Bill To

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

Invoice

Invoice # Date 426894 06/01/2025

Terms

Due on receipt

Due Date

06/01/2025

Memo

WGV - MANAGEMENT

Description	(Quently)	Pare	Ameria
MANAGEMENT SERVICES	1	500.00	500.00

Total

500.00

RECEIVED

By Tara Lee at 11:22 am, Jun 16, 2025



Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town PI

Suite 114

St. Augustine, FL 32092

INVOICE

INVOICE#	INVOICE DATE
928405	6/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025

Invoice Amount: \$3,243.93

Current Amount Description \$3,243.93

Monthly Landscape Maintenance June 2025

RECEIVED

By Tara Lee at 3:35 pm, Jun 03, 2025

Invoice Total

\$3,243.93

IN COMMERCIAL LANDSCAPING

Celestina Master HOA, Inc



INVOICE DATE: 4/121/2025

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 053	330)	\$490.98
(Reference JEA bill dated 4/21/2025)		
Any questions please call	Vesta WGV Office 904-747-0181	
RECEIVED By Tara Lee at 10:13 am, Jun 23, 2025	TOTAL AMOUNT DUE	\$490.98
By Tara Lee at 10:13 am, Jun 23, 2025		

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



225 N. Pearl St. Jacksonville, FL 32202-4513

Phone: (904) 665-6000

32202-4513

O

Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485 Bill Date: 04/21/25

Cycle: 14

Amount Due \$12,013,28

Do not pay. AutoPay will process your payment on 05/13/25.

TOTAL SUMMARY OF C	(ARG	ES
Electric	\$	4,840.23
Water		5,175.06
Sewer		630.42
Irrigation		1,367,57
Total New Charges	\$	12,013,28
(A complete breakdown of charges can be found on th	e followii	ng pages.)
Previous Balance	\$	12,429.82
Payment(s) Received		-12,429.82
Balance Before New Charges		0.00
New Charges		12,013.28
Do not pay. AutoPay will process your payment on 05/13/25.	\$	12,013.28
MESSAGES		

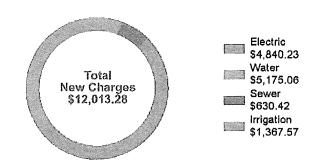
MESSAGES

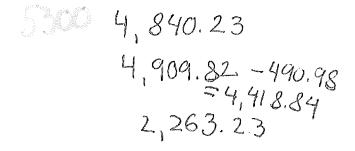


Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



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





(10% of 5330)

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side.



SCAN
TO PAY
(ONLINE)

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

Acct #: 1209880485	Bill Date: 04/21/25
Do not pay. AutoPay will process your p	payment on 05/13/25, TOTAL AMOUNT PAID
\$12,013.28	

Service Address	Service Type	Charges	Service Point	Servic	Service Period	d Bill Rate	late (ate	Cycle: 14
PT LS01 iic Monthly Charge	W	\$37.50 31.50	Reclaim Commercial	03/16/;	03/16/25 - 04/15/25		Commercial Reclaimed Irrigation Service	
Inspection Fee		9.00	Meter Number 86614801	Days (Billed R	Current Reading 1629	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 0 GAL	
121 LACAILLE AV APT IR01 Detail Charges:Basic Monthly Charge	M	\$83.22	Reclaim Commercial	03/18/.	03/18/25 - 04/18/25		Commercial Reclaimed Irrigation Service	
Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)		6.00 45.72	Meter Number 71996681	Days C Billed R 31	Current Reading 3480	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 12000 GAL	
123 CELESTA PY APT GATE	E	\$832.64	Gate	03/17/;	03/17/25 - 04/16/25		General Service	
Detail Charges:Basic Monthly Charge		23.00						
Energy Charge (\$0.0667 per kWh) Tax Exempt Fuel Cost (\$0.04159 per kWh)	£	463.97 289.30	Meter	Days C Billed R	Current Reading	Reading Type	Consumption	
Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax		35.55	26189702	30	66491	Regular	6956 KWH	
16 ORIANA CT APT FS01	Ш	\$551.16	Commercial -	03/17/2	03/17/25 - 04/16/25		General Service	
Detail Charges:Basic Monthly Charge		23.00	Electric					
Energy Charge (\$0.0667 per kWh) Tax Exempt Fuel Cost (\$0.04159 per kWh)	h)	302.55 188.65	Meter Number	Days (Billed R	Current Reading	Reading Type	Consumption	
Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax		23.18	24827846	8	52937	Regular	4536 KWH	
23 ANILA ST APT LS01 Detail Charces: Basic Monthly Charce	M	\$37.50	Redaim Commercial	03/16/;	03/16/25 - 04/15/25		Commercial Reclaimed Irrigation	
Inspection Fee		6.00	Meter	Days (Billed F	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
			78582270	80	0	Regular	0 GAL	



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Online: jea.com

Phone: (904) 665-6000

Account #: 1209880485 Bill Date: 04/21/25

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate		Page 4 of 6
29 CELESTA PY APT IR01 Detail Charges:74 Unit(s) 40W LED PT 38 Unit(s) 72W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax Florida State Sales Tax 29 CELESTA 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)	A W	\$1,032.96 538.72 297.16 101.43 24.03 71.62 \$4,097.32 201.60 6.00 53.35 3,836.37	Area Light Reclaim Commercial Meter Number 89006063	03/17/25 - 04/16/25 Strates	Sate and Area Light Rate Commercial Reclaimed Irrigation Service Consumption Type (1 cu ft = 7.48 gal) Regular Service	Total New Charges For This Address \$5,130.28	Electric \$1,032.96 Water \$4,097.32
33 CELESTA PY Detail Charges:Basic Monthly Charge Energy Charge (\$0.0667 per kWh) Tax Exempt Fuel Cost (\$0.04159 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax 33 CELESTA PY Detail Charges:Basic Monthly Charge Water Consumption Charge	y) M	\$542.91 23.00 297.82 185.70 22.82 13.57 \$54.39 17.67 36.72	Commercial - Electric Meter Number 22953660 22953660 Commercial - Water Number 514057774	03/17/25 - 04/16/25 General Service Days Reading Billed Reading Billed Reading 30 Reading Type Service Consum 4465 K 30 10.18 Regular 10.18 I 03/16/25 - 04/15/25 Commercial Wat Service Service Days Current Reading Billed Reading Type (1 cu ft = 7 and 12000 Consum 197) Type (1 cu ft = 7 and 12000 Consum 1	25 General Service Reading Consumption Type (1 cu ft = 7.48 gal) Regular (10.08 KW	Total New Charges For This Address \$597.30	Electric \$542.91 Water \$54.39
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)	A A	\$72.44 18.90 6.00 41.59 5.95	Reclaim Residential Meter Number 82196211	03/16/25 - 04/15/25 Resignation Pays Current Reading Type Type 2229 Regular Pagular Pagular	Reclaimed Irrigation Reclaimed Irrigation Iding Consumption Pe (1 cu ft = 7.48 gal) Ular 15000 GAL		
33 TALORI AV APT IR01 Detail Charges:Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)	W	\$75.60 31.50 6.00 38.10	Reclaim Commercial Meter Number 78727792	03/16/25 - 04/15/25 Com Recl Serv Days Current Reading Billed Reading Type 30 4587 Regular	Commercial Reclaimed Irrigation Service consumption Pe (1 cu ft = 7.48 gal) ular 10000 GAL		

Service Address	Service Type	Charges	Service Point	Service Period	riod Bill Rate	ate		Page 5 of 6
35 MANDARA WY Detail Charges:Basic Monthly Charge	H	\$1,796,42	Commercial - Electric	03/17/25 - 04/16/25		General Service	The state of the s	
Energy Charge (\$0.0667 per kWh) Tax Exempt Fuel Cost (\$0.04159 per kWh)	(1	1,016.51 633.83	Meter Number	Days Current Billed Reading	Reading Type	Consumption	Treeting	Electric \$1,796.12
Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax		77.88	22489790	30 39201	Regular	15240 KWH	Charges For This Address	\$193.18 Sewier
35 MANDARA WY	N	\$193,18	Commercial -	3/16/2	ベイ	Commercial Water	\$3,987.29	\$630.42
Detail Charges:Basic Monthly Charge		159.52	Water/Sewer		Service			\$1,367.57
Water Consumption Charge		33.66	Meter	90	Reading Type	Consumption (1 cu ft = 7.48 gal)		
35 MANDARA WY	Ø,	\$630.42	Commercial -	30 3056 Rec 03/16/25 - 04/15/25	Regular 15/25 Comme	gular 11000 GAL Commercial Sewer		
Detail Charges:Basic Monthly Charge		576.74	Water/Sewer		Service			
Sewer Usage Charge		53.68	Meter Number 70054000	Days Current Billed Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)		
35 MANDARA WY	ginna	\$1,367.57	Irrigation 1 -	3/16/		ercial Irrigation		
Detail Charges:Basic Monthly Charge		48.70	Commercial			Service		
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal) Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	gal) al)	24.43	Meter Number 78261618	Days Current Billed Reading 30 23384	Reading Type Regular	Consumption (1 cu ft = 7.48 gal) 283000 GAL		
44 CALLIEL WY APT IR01	PA.	\$468.74	Reclaim	03/16/25 - 04/15/25	1	ırcial		
Detail Charges:Basic Monthly Charge		63.00	Commercial		Reclaim Service	Reclaimed Irrigation Service		
Inspection Fee		90.9	Meter	100000	8	Consumption		
Tier 1 Consumption (1-14 kgal @ \$3.81) Tier 2 Consumption (> 14 kgal @ \$4.33)		53.35 346.39	Number 86322464	Billed Reading 30 8164	Type	(1 cu ft = 7.48 gal) 94000 GAL		
56 CALLIEL WY APT IR01	W	\$55,47	Irrigation 1 -	03/17/25 - 04	03/17/25 - 04/16/25 General Service	l Service		
Detail Charges:Basic Monthly Charge		23.00	Electric					
Energy Charge (\$0.0667 per kWh)	-	17.68	Meter	Days Current	Reading	Consumption		
Taxable Fuel Cost (\$0.00511 per kWh)	-	1.35	Number 23650846	Billed Reading		265 KWH		
Gross Receipts Tax		1.36		-				
Florida State Sales Tax		4.06						

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate		Page 6 of 6
57 SOLIS AV APT LS01 Detail Charges:Basic Monthly Charge Inspection Fee	A	\$37.50 31.50 6.00	Reclaim Commercial Meter Number 78582271	03/16/25 - 04/15/25 Commercial Reclaimed Service Service Days Current Reading Cor Billed Reading Type (1 cu 1	25 Commercial Reclaimed Irrigation Service Consumption Type (1 cu ft = 7.48 gal) Recular		
65 DELANO ST Detail Charges:Basic Monthly Charge Energy Charge (\$0.0667 per kWh) Tax Exempt Fuel Cost (\$0.04159 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax Florida State Sales Tax 65 DELANO ST Detail Charges:Basic Monthly Charge	A.	\$25.57 23.00 0.33 0.21 0.03 0.60 1.80 \$17.67		03/17/25 - 04/16/25 General Service Days Billed Reading Billed Reading Consum Billed Consum Type Current Reading Service Service Reading Type 5 KW 03/16/25 - 04/15/25 Commercial Wat Service Service Consum Type Consum Type Consum Consum Type	03/17/25 - 04/16/25 General Service Solution Service Current Reading Consumption Type 5 KWH 03/16/25 - 04/15/25 Commercial Water Service Service Current Reading Consumption Pys Current Reading Consumption Pys Current Reading Consumption Pys Current Reading Consumption Of Call	Total New Charges For This Address \$43.64	Electric \$25.97 Water \$17.67

INVOICE

First Choice Aquatics 14289 Denton Rd Jacksonville, FL 32226 firstchoiceaquaticsjax@gmail.com +2267031

Bill to

Isles of Bartram Park

Ship to

Isles of Bartram Park

Invoice details

Invoice no.: 3202 Terms: Net 30

Invoice date: 06/27/2025 Due date: 07/27/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Lake Maintenance	Additional treatment in June, 2025	1	\$250.00	\$250.00

Total \$250.00

RECEIVED

By Tara Lee at 10:19 am, Jun 23, 2025



ACCOU	ACCOUNT#	INV DATE		
Isles of Bartram Par	k CDD c/o GMS LLC	789138	05/31/25	
INVOICE#	INVOICE PERIOD	CURRENT INVOI	CE TOTAL	
0007147134	May 1- May 31, 2025	\$137.28	3	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*	
\$0.00	\$0.00	\$137.28		

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

րոկոնակորդիրակին այնկարհիրիկիրորհիրի

PAYMENT DUE DATE: JUNE 30, 2025

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 walved. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

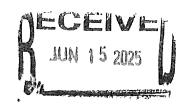
All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Save A Treel Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

	scription			en 18 ann an 18 an 18 an 19 an 1	Amount \$0.00
07 17 2	lance Forward				
Package Adver	Order Number	Product	Description	PO Number	Package Cost
	11223936	SAG St Augustine Record	meeting		\$67.28
	5 11335219	SAG St Augustine Record	Board mtg June 6	Board mtg June 6	\$70.00



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 \$137.28
Service Fee 3.99% \$5.48
*Cash/Check/ACH Discount -\$5.48
*Payment Amount by Cash/Check/ACH \$137.28
Payment Amount by Credit Card \$142.76

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

	NT NAME k CDD c/o GMS LLC		NUMBER 138	INVOICE 00071		AMOUNT PAID
CURRENT DUE \$137,28	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$137.28
REMITTANCE ADD	DRESS (Include Account)	# & Invoice# on check)	TO PAY	7 BY PHONE PLEASE 1-877-736-7612	CALL:	TOTAL CREDIT CARD AMT DUE
	annett Florida Loca PO Box 631244 cinnati, OH 45263-		To sign up fo	or E-mailed invoices abgspecia	and online payme l@gannett.com	nts please contact

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach Isles of Bartram Park CDD c/o GMS, LLC 475 W Town PL# 114 St Augustine FL 32092-3649

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:

05/02/2025

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

ø me, on 05/02/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$67.28 \$0.00

Tax Amount:

\$67.28

Payment Cost:

11223936

of Copies:

Customer No:

Order No:

789138

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Development Park Community District will be held on Friday, May 9, 2025 at 10:00 a.m. at the offices of Governmental Management Town Place, Services, 475 West Augustine, Florida Suite 114, St. 32092. The meeting is open to the and will be conducted in public 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. are hearing or speech vou 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

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach Isles of Bartram Park CDD c/o GMS, LLC 475 W Town PL # 114 St Augustine FL 32092-3649

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 Govt 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:

05/28/2025

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, an 05/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$70.00

Tax Amount:

\$0.00 \$70.00

Payment Cost: Order No:

\$70.00 11335219

of Copies:

Customer No:

789138

1

Customer No:

PO #:

Board mtg June 6

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 Special Board Meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Friday, June 6, 2025 at 10:00 a.m. held on at the offices of Governmental Management Services, West 475 Town Place, Suite 114, Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law 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.

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James Oliver
District Manager
Pub: 05/28/25 #11335219