ISLES OF BARTRAM PARK

Community Development District

November 20, 2026

AGENDA

Isles of Bartram Park

Community Development District

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

November 13, 2026

Board of Supervisors
Isles of Bartram Park Community Development District

Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors is scheduled for **Friday, November 20, 2026 at 10:00 a.m.** at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092. Immediately following will be the regular meeting.

Following is the advanced agenda for this meeting:

I. Roll Call

II. Audience Comments

III. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors

   B. Election of Officers, Resolution 2027-01

IV. Approval of Minutes of the August 28, 2026 Meeting

V. Acceptance of Minutes of the August 28, 2026 Audit Committee Meeting

VI. Ratification of Agreements Related to Pond 7 Fountain Installation
   A. WaterCare Irrigation and Well, LLC for Pond Fountain Electrical Supply Installation Services

   B. High Tide Electric, LLC for Electrical Installation Services

   C. Innovative Fountain Services, Inc. for Fountain Improvement Services

VII. Ratification of Audit Engagement Letter with Grau & Associates

VIII. Ratification of Agreement with Innovative Fountain Services, Inc for Fountain Maintenance Services

IX. Consideration of Agreement with PayGov.US for Electronic Payment Processing

X. Other Business

XI. Staff Reports
A. Attorney

B. Engineer

C. Manager – Reminder of Annual Ethics Training

XII. Supervisors' Requests

XIII. Audience Comments

XIV. Financial Reports
A. Balance Sheet as of September 30, 2026 and Statement of Revenues & Expenditures

B. Assessment Receipt Schedule

C. Approval of Check Register

XV. Next Scheduled Meeting – February 26, 2027 at 10:00 a.m.

XVI. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION DESIGNATING OFFICERS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Isles of Bartram Park Community Development District at a regular business meeting held on November 20, desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

Scott Forshey-Friedman	Chairman
Joseph Zemel	Vice-Chairman
James Oliver	Secretary
James Oliver	Treasurer
Darrin Mossing	Assistant Treasurer
Marilee Giles	Assistant Treasurer
Daniel Laughlin	Assistant Treasurer
Matthew Biagetti	Assistant Treasurer
James Pudner	Assistant Secretary
Nancy Brown	Assistant Secretary
Paul Bilderback	Assistant Secretary
Marilee Giles	Assistant Secretary
Daniel Laughlin	Assistant Secretary
Darrin Mossing	Assistant Secretary
Matthew Biagetti	Assistant Secretary

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2026.

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Friday, August 28, 2026, at 11:06 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Scott Forshey-Friedman	Chairman
Joseph Zemel	Vice Chairman
Nancy Brown	Supervisor
James Pudner	Supervisor
Paul Bilderback	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Harber *by phone*	District Counsel
Sarah Sweeting	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 11:06 a.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Audience Comment**

Mr. Oliver noted there were no members of the public present and outlined the opportunities for public comment, including two audience comment periods and two public hearings for adoption of the Fiscal Year 2027 budget and revised rules of procedure.

THIRD ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation Letter from Supervisor Lanciotti

Mr. Oliver presented the resignation letter from Supervisor Lanciotti, noting that he had moved out of the District.

On MOTION by Mr. Forshey-Friedman, and seconded by Ms. Brown, with all in favor, the Resignation of Supervisor Lanciotti, was approved.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/28)

Mr. Oliver requested nominations to fill the vacant seat for the term expiring in November 2028. Paul Bilderback was nominated and confirmed that he was a registered voter residing within the District.

On MOTION by Mr. Forshey-Friedman, and seconded by Mr. Pudner, with all in favor, Appointing Mr. Paul Bilderback to Fill the Unexpired Term of Office Ending in November 2028, was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver administered the Oath of Office to newly appointed Supervisor Bilderback. Following the oath, Mr. Oliver and Mr. Haber reviewed the responsibilities of serving as a public official, including Florida's Sunshine Law, public records requirements, voting obligations, and conflicts of interest. Mr. Oliver also reviewed the Form 1 Financial Disclosure and ethics training requirements and provided Mr. Bilderback with the necessary onboarding documents.

D. Election of Officers, Resolution 2026-06

Mr. Oliver presented Resolution 2026-06 and recommended maintaining the current slate of officers, appointing Mr. Bilderback as an Assistant Secretary, and removing the former Supervisor.

On MOTION by Mr. Forshey-Friedman, and seconded by Mr. Zemel, with all in favor, Resolution 2026-06, Election of Officers, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the May 15, 2026, Meeting**

Mr. Oliver asked for a motion to approve the minutes of the May 15, 2026, meeting.

> On MOTION by Ms. Brown, and seconded by Mr. Zemel, with all in favor, the Minutes of the May 15, 2026, Meeting, were approved.

FIFTH ORDER OF BUSINESS **Approval of Minutes of the May 15, 2026, Audit Committee Meeting**

Mr. Oliver asked for a motion to approve the minutes of the May 15, 2026, Audit Committee meeting.

> On MOTION by Mr. Forshey-Friedman, and seconded by Mr. Pudner, with all in favor, the Minutes of the May 15, 2026, Audit Committee Meeting, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026**

Mr. Oliver presented the Audit Committee's rankings for Fiscal Year 2026 auditing services, with Grau & Associates ranked first with 100 points, Berger, Toombs, Elam, Gaines & Frank second with 95.2 points, and Dimov third with 80.87 points.

> On MOTION by Mr. Pudner, and seconded by Mr. Forshey-Friedman, with all in favor, Acceptance of the Audit Committee Rankings and Directing Staff to Obtain an Engagement Letter from Grau & Associates, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Proposal from High Tide Electric for Master Meter**

The Board reviewed the proposal from High Tide Electric in the amount of $15,311 for the installation of a master electric meter. Discussion clarified that the proposal was associated with the north gate and was separate from the Pond 7 fountain installation. The Board discussed the existing electrical service, historical usage, and the possibility of installing a separate meter. It was noted that the north gate had decided not to proceed with the separate meter at this time, and the proposal was no longer necessary.

EIGHTH ORDER OF BUSINESS **Consideration of Proposals for Pond 7 Fountain Installation**

A. Innovative Fountain Services
B. High Tide Electric
C. Yellowstone Landscaping

Mr. Oliver presented proposals from Innovative Fountain Services for $14,029, High Tide Electric for $5,168.39, and Yellowstone Landscaping for $6,500, for a total project cost of approximately $25,697. Discussion included ongoing algae and debris concerns in Pond 7, the proposed fountain location, electrical installation, and available capital reserves. It was noted that the fountain would help improve water circulation and that installation would require coordination among the three vendors.

On MOTION by Mr. Zemel, seconded by Mr. Forshey-Friedman, with all in favor, Proposals from Innovative Fountain Services for $14,029, High Tide Electric for $5,168.39, and Yellowstone Landscaping for $6,500 for the Pond 7 Fountain Installation with a Total Project Cost Approximately $25,697, was approved.

NINTH ORDER OF BUSINESS **Ratification of Agreements**

A. Yuro & Associates

The Board reviewed the agreement with Yuro & Associates for stormwater management inspection services in the amount of $2,400. It was noted that the inspections were required by Florida Statutes and that the agreement had been executed following the Board's prior approval of the proposal.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, the Agreement with Yuro & Associates for Stormwater Management Inspection Services, was ratified.

B. Innovative Fountain Services, Inc for Floating Fountain Maintenance

Mr. Oliver reviewed the executed agreement with Innovative Fountain Services for floating fountain maintenance at a quarterly cost of $540, totaling $2,160 annually. It was noted that sufficient funds were available in the budget to cover the expense.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, the Agreement with Innovative Fountain Services for Floating Fountain Maintenance at an Annual Cost of $2,160, was ratified.

C. Yellowstone Landscape, Inc for Landscape and Irrigation Maintenance

Mr. Oliver reviewed the agreement with Yellowstone Landscape for landscape and irrigation maintenance services at an annual cost of $40,872. It was noted that sufficient funds were available in the budget to cover the expense.

On MOTION by Mr. Forshey-Friedman, seconded by Mr. Pudner, with all in favor, the Agreement with Yellowstone Landscape for Landscape and Irrigation Maintenance Services at an Annual cost of $40,872, was ratified.

D. Innovative Fountain Services, Inc for Annual Lake Maintenance

Mr. Oliver reviewed the agreement with Innovative Fountain Services for annual lake maintenance at a monthly cost of $2,400, totaling $28,800 annually. It was noted that approximately $34,000 was budgeted for lake maintenance, leaving additional funds available for unforeseen maintenance or repairs.

On MOTION by Mr. Pudner, seconded by Mr. Forshey-Friedman, with all in favor, the Agreement with Innovative Fountain Services for Annual Lake Maintenance at an Annual Cost of $28,800, was ratified.

TENTH ORDER OF BUSINESS Review of Pond Bank Inspection

The Board reviewed the stormwater inspection report prepared by Yuro & Associates. Discussion included drainage structures obstructed by fences, potential easement and permit violations, and access restrictions affecting pond maintenance. It was noted that some improvements had been in place for several years and that further review would determine whether corrective action was necessary. The Board also discussed minor pond bank erosion near the outfall and the need to consult with the District Engineer regarding any recommended repairs. Staff will review the report, verify that permits and easements are properly recorded in the District's name, and address any outstanding concerns.

ELEVENTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

A. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Oliver presented Fiscal Year 2027 budget was presented to the Board. It was noted that total Operations and Maintenance assessments would remain unchanged at $317,981. Discussion included the general fund, debt service obligations for the Series 2015 and Series 2017 bonds, potential future refinancing opportunities, and anticipated expenditures. The Board was advised that the budget included a projected surplus and sufficient funding for District operations. Mr. Oliver asked for a motion to open the public hearing.

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

There being no members of the public present to provide comments, Mr. Oliver asked for a motion to close the public hearing.

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

Mr. Haber explained that Resolution 2026-07 would formally adopt the Fiscal Year 2027 budget, which would be posted on the District's website and become effective October 1, 2026.

On MOTION by Mr. Pudner, seconded by Mr. Forshey-Friedman, with all in favor, Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027, was approved.

B. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Mr. Haber explained that Resolution 2026-08 would impose and certify the assessments necessary to fund the adopted budget and debt service obligations. The resolution would also authorize the certification of the assessment roll to the St. Johns County Tax Collector for inclusion on property owners' November tax bills.

On MOTION by Mr. Zemel, seconded by Mr. Forshey-Friedman, with all in favor, Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.

TWELTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2026-09**

Mr. Haber provided an overview of the amended and restated Rules of Procedure, explaining that the rules govern District operations, including procurement of professional services, materials, maintenance and construction contracts, meeting notices, and agenda preparation. He noted that his office periodically updates the rules to ensure compliance with Florida law. The proposed revisions included updates to the rule adoption process, clarification that Board members are required to vote unless a conflict of interest exists, and changes reflecting legislation allowing CDDs to operate across multiple counties. He explained that the revisions were primarily administrative updates to ensure the District's rules remained current.

On MOTION by Ms. Brown, and seconded by Mr. Zemel, with all in favor, Resolution 2026-09, Adopting Amended and Restated Rules of Procedure, was approved.

THIRTEENTH ORDER OF BUSINESS **Other Business**

Mr. Oliver stated there was no other business.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Haber had no further business to report.

B. Engineer

The District Engineer was not present.

C. Manager

1. Discussion of Fiscal Year 2027 Goals and Objectives

Mr. Oliver presented the Fiscal Year 2027 Goals and Objectives, noting that they remained unchanged from the prior year and were established to comply with Florida legislative requirements. He reviewed the compliance-based measures, including public meeting notices, annual audits, financial reporting, and budget adoption deadlines. He noted that the District was meeting or exceeding the established standards.

On MOTION by Mr. Forshey-Friedman, and seconded by Mr. Pudner, with all in favor, the Fiscal Year 2027 Goals and Objectives, was approved.

2. Discussion of Fiscal year 2027 Meeting Schedule

Mr. Oliver presented the proposed Fiscal Year 2027 meeting schedule, continuing quarterly meetings at 10:00 a.m. The Board discussed scheduling conflicts and agreed to move the November 20, 2026, meeting to November 13, 2026, and the February 19, 2027, meeting to February 26, 2027. The May 21 and August 20, 2027, meeting dates remained unchanged. It was noted that meetings could be rescheduled or added as needed.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, the Fiscal year 2027 Meeting Schedule as Revised, was approved.

FIFTEENTH ORDER OF BUSINESS Supervisors' Request

There were no Supervisor Requests.

SIXTEENTH ORDER OF BUSINESS Audience Comments

There were no audience members present to provide comments.

SEVENTEENTH ORDEROF BUSINESS Financial Reports

A. Balance Sheet as of July 31, 2026, and Statement of Revenues & Expenditures

B. Assessment Receipt Schedule

C. Approval of Check register

Mr. Oliver presented the unaudited financial statements through July 31, 2026, noting that the District anticipated a projected year-end surplus of approximately $40,000. He reviewed the assessment receipt schedule, which reflected collections of 101%, representing approximately $2,000 in excess collections. He also noted that Grau & Associates will initiate the Fiscal Year 2026 audit process after the fiscal year ends on September 30, 2026.

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

EIGHTEENTH ORDER OF BUSINESS **Next Scheduled Meeting is November 13, 2026, at 10:00 a.m.**

Mr. Oliver noted that the next scheduled meeting was on November 13, 2026.

NINETEENTH ORDER OF BUSINESS **Adjournment**

Mr. Oliver asked for a motion to adjourn.

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

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

MINUTES OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Audit Committee Meeting of the Isles of Bartram Park Community Development District was held on Friday, August 28, 2026, at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present for the Audit Committee were:

Scott Forshey-Friedman
Joseph Zemel
Nancy Brown
James Pudner

Also present were:

Jim Oliver	District Manager
Wes Harbor *by phone*	District Counsel
Sarah Sweeting	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 11:00 a.m. Four Audit Committee members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Review and Ranking of Proposals Received in Response to the RFP**

A. **Berger, Toombs, Elam, Gaines & Frank**
B. **Dimov**
C. **Grau and Associates**

Mr. Oliver presented the three proposals received from Berger, Toombs, Elam, Gaines & Frank, Dimov, and Grau & Associates. He reviewed the evaluation criteria and proposed rankings, noting that Grau & Associates was the District's incumbent auditor and had consistently provided

timely audits. The firms were ranked as follows: Grau & Associates with 100 points, Berger, Toombs, Elam, Gaines & Frank with 95.2 points, and Dimov with 80.87 points.

On MOTION by Mr. Pudner, seconded by Mr. Forshey-Friedman, all in favor, the Proposed Rankings, Placing Grau & Associates First, Berger, Toombs, Elam, Gaines & Frank Second, and Dimov Third, was approved.

THIRD ORDER OF BUSINESS **Other Business**

Mr. Oliver stated there was no other business.

FOURTH ORDER OF BUSINESS **Adjournment**

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

SIXTH ORDER OF BUSINESS

A.

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AGREEMENT BETWEEN THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND WATERCARE IRRIGATION AND WELL, LLC, FOR POND FOUNTAIN ELECTRICAL SUPPLY INSTALLATION SERVICES

THIS AGREEMENT (the "Agreement") is made and entered into this 1st day of October, 2026, by and between:

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

WATERCARE IRRIGATION AND WELL, LLC, a Florida limited liability company, with a mailing address of 1363 FL-100, Bunnell, Florida 32110 (the "Contractor," and together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the County Commission of St. Johns County, Florida;

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

WHEREAS, the District has a need to retain an independent contractor to provide electrical supply installation services, and labor and other materials related thereto; and

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

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the Parties relative to same; and

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

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

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A. The Contractor shall provide pond fountain electrical supply installation services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

B. The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

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

D. Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.

E. The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

F. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

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

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

2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

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

SECTION 3. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **Five Thousand Dollars and No Cents ($5,000.00). ("Compensation").** Contractor shall invoice the District upon completion and acceptance of the Services by the District, and the District shall pay the invoice amount within thirty (30) days after receipt of the invoice by the District.

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

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

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects

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of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

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

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

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

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

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

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

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

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

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

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

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms,

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wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

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SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney, paralegal and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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A.	**If to District:**	Isles of Bartram Park Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	WaterCare Irrigation and Well, LLC 1363 SR 100 Bunnell, Florida 32110 Attn: _____

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

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701,

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

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

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g., via PDF) of an original signature, or signatures created in a digital format.

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SECTION 29. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign*

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countries of concern prohibited.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify the District. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

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

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Scott Forshey-Friedman
27B51F6B07F74DA...
Chairperson, Board of Supervisors

WATERCARE IRRIGATION AND WELL, LLC

By: Duane Taylor
Its: Owner

Exhibit A: Scope of Services

B.

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AGREEMENT BETWEEN THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND HIGH TIDE ELECTRIC, LLC, FOR ELECTRICAL INSTALLATION SERVICES

THIS AGREEMENT (the "Agreement") is made and entered into this 8th day of September, 2026, by and between:

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

HIGH TIDE ELECTRIC, LLC, a Florida limited liability company, with a mailing address of 9758 Redbird Creek Drive South, Jacksonville, Florida 32221 (the "Contractor," and together with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the County Commission of St. Johns County, Florida;

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

WHEREAS, the District has a need to retain an independent contractor to provide electrical installation services, and labor and other materials related thereto; and

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

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the Parties relative to same; and

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

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

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A. The Contractor shall provide professional fountain installation services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

B. The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

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

D. Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.

E. The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

F. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

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

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

2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.

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

SECTION 3. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **Five Thousand One Hundred Sixty-Eight Dollars and Thirty-Nine Cents ($5,168.39). ("Compensation").** Contractor shall invoice the District upon completion and acceptance of the Services by the District, and the District shall pay the invoice amount within thirty (30) days after receipt of the invoice by the District.

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

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

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects

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of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

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

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

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

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

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

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

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

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

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

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

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms,

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wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

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SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney, paralegal and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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A.	**If to District:**	Isles of Bartram Park Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	High Tide Electric, LLC 9758 Redbird Creek Drive South Jacksonville, Florida 32221 Attn: _____

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

SECTION 23. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701,

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

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

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g., via PDF) of an original signature, or signatures created in a digital format.

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SECTION 29. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

- **A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- **B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- **C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- **D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- **E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign*

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countries of concern prohibited.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify the District. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

[CONTINUED ON FOLLOWING PAGE]

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

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Scott Forshey-Friedman
27B51F6B07F74DA...
Chairperson, Board of Supervisors

ATTEST:

HIGH TIDE ELECTRIC, LLC

By: _____
Its: Owner

Exhibit A: Scope of Services

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Exhibit A
Scope of Services

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

HIGH TIDE ELECTRIC

Estimate

ADDRESS
Isles of Bartram Park CDD
200 Business Park Circle, Suite 101
St. Augustine, FL 32095

ESTIMATE 091525-E1
DATE 09/15/2025
EXPIRATION DATE 10/15/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Labor	Rough Estimate Install a new 100A irrigation meter/main electrical panel for new fountain in Sitara Ln. pond (#3). Trench and run conduit for a dedicated 240V 30A circuit for fountain control panel. New control panel will be mounted to a post and set at pond shoreline. Dedicated circuit will be terminated in control panel and tested after installation has been completed.	1	3,800.00	3,800.00
	Material		1	1,292.79	1,292.79
	Permit		1	75.60	75.60

TOTAL **$5,168.39**

Accepted By

Accepted Date

C.

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AGREEMENT BETWEEN THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND INNOVATIVE FOUNTAIN SERVICES, INC., FOR FOUNTAIN IMPROVEMENT SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 8th day of September, 2026, by and between:

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

INNOVATIVE FOUNTAIN SERVICES, INC., a Florida corporation, with a mailing address of 11637 Columbia Park Drive East, Suite 4, Jacksonville, Florida 32258 (the "Contractor", together with District, the "Parties").

RECITALS

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

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

WHEREAS, the District has a need to retain an independent contractor to install fountain improvements within common areas located within the District, as set forth in **Exhibit A**, including, without limitation, all materials and labor ("Work"); and

WHEREAS, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to serve as a fountain improvement installation contractor and has agreed to perform the Work for the District; and

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

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

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A. Contractor shall provide fountain installation services, as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A,** this Agreement controls.

B. Work shall commence upon execution of this Agreement and be terminated upon completion of the described work, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.

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

D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.

E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.

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

G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. The District shall pay Contractor **Fourteen Thousand Twenty-Nine Dollars** ($14,029.00) for the Work as identified in **Exhibit A** attached hereto and

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incorporated herein by reference. District shall pay Contractor 50% of the contract price after execution of this Agreement and 50% of the contract price upon completion of the Work. The District shall provide payment within forty-five (45) days of receipt of invoices or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.

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

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

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

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

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

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

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

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

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

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

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

SECTION 6. INDEMNIFICATION.

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

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

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

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance

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of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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

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

B. **If to the Contractor:** Innovative Fountain Services, Inc.
11637 Columbia Park Drive East, Suite 4

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Jacksonville, Florida 32258
Attn: _____

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

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate

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

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

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general

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in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

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

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Scott Forshey-Friedman
27B51F6B07F74DA...
Chairperson, Board of Supervisors

ATTEST:

INNOVATIVE FOUNTAIN SERVICES, INC.

By: Ronald Benson
Its: President

Exhibit A: Scope of Work

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Exhibit A
Scope of Work

ESTIMATE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall
Bill to
Celestina
Isles of Bartram Park CDD
475 West Town Place Ste 114
Saint Augustine, FL 32092

Estimate details
Estimate no.: 4910
Estimate date: 07/21/2026

P.O. Number: New Fountain

#	Product or service	Description	Qty	Amount
1.	**Fountain Service**	Innovative Fountain Services propose to furnish all materials, labor, and tools to install one new 3HP floating fountain with 200' of pump cable. Approximate spray dimensions of display are 19' high and 34' wide but customer may select from five display patterns. New control panel with all components including timer to be installed on bank of pond. Includes LED 6 white light set with 200' light cable. Install conduit from fountain controller to pond to house the cables	1	$14,029.00
2.		FOUNTAIN PACKAGE CARRIES A 5-YEAR MANUFACTURER WARRANTY/LED LIGHTS 2-YEARS		
3.		Customer is to have a licensed electrician to mount controller, supply power and run conduit from fountain controller 5' into the pond. Fountain controller must be within 30' of pond otherwise additional costs will be incurred.		
4.		Terms of sale are 50% deposit required upon placement of order with remaining balance due net 30.		
			Total	**$14,029.00**

Accepted date **Accepted by**

SEVENTH ORDER OF BUSINESS

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 3, 2026

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

We are pleased to confirm our understanding of the services we are to provide Isles of Bartram Park Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Isles of Bartram Park Community Development District as of and for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

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

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

Audit Objectives

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

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

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We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $3,400 for the September 30, 2026 audit. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed $3,500, $3,600, $3,700 and $3,800, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Isles of Bartram Park Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

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

By: Signed by: Scott Forshey-Friedman 27B51F6B67F74DA...

Title: Chair

Date: 2026-09-10

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

EIGHTH ORDER OF BUSINESS

Docusign Envelope ID: 951CD9D8-ACBF-89BE-832E-DAEEA61AD27A

AGREEMENT BETWEEN THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND INNOVATIVE FOUNTAIN SERVICES, INC., FOR FOUNTAIN MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 2nd day of September, 2026, by and between:

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"); and

INNOVATIVE FOUNTAIN SERVICES, INC., a Florida corporation, with a mailing address of 11637 Columbia Park Drive East, Suite 4, Jacksonville, Florida 32258 (the "Contractor", together with District, the "Parties").

RECITALS

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

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

WHEREAS, the District owns, operates and maintains certain fountains ("Facilities"); and

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

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

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Four Hundred Five Dollars and No Cents ($405.00) per monthly. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. These monthly invoices are due and payable within forty-five (45) days upon receipt of the invoice by the District or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide. The term of this Agreement shall be in effect for one (1) year from the date of execution and shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

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

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

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor.

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The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

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

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

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

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

(3) Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

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

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

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

SECTION 7. INDEMNIFICATION.

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A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

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

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition

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to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning

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or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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

With a copy to: Kutak Rock LLP
107 West College Avenue

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Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Innovative Fountain Services, Inc.
11637 Columbia Park Drive East, Suite 4
Jacksonville, Florida 32258
Attn: _____

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

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the

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contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with

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the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 33. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

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

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Scott Forshey-Friedman
27B51F6B07F74DA...
Chairperson, Board of Supervisors

ATTEST:

INNOVATIVE FOUNTAIN SERVICES, INC.

By: Ronald Benson
Its: President

Exhibit A: Scope of Service

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Exhibit A
Scope of Service

INNOVATIVE
FOUNTAIN AND LAKE SERVICES

STATIONARY FOUNTAIN MAINTENANCE CONTRACT

Prepared on: June 24, 2022

Prepared by: Innovative Fountain and Lake Services
450-106 State Road 13 N
St. Johns, Fl 32259
Phone: (904) 551-1017
Fax: (904) 551-1234
Website: www.innovativefountainservices.com

Prepared for: Rashida Hird

Project: Celestina
Jacksonville, FL

We are pleased to offer you the following proposal for the Celestina Fountain project. Please do not hesitate to contact us if you have any questions.

GENERAL SCOPE OF WORK:

Innovative Fountain and Lake Services proposes to furnish all labor, materials, tools, and travel costs to complete the scope of work as described below on a twice a month basis for the Waterfall Entry fountain and the Amenity Center Pots fountain. The contract period for this service will be one year. Either party may terminate this agreement at any time by providing 30 days prior written notice to the other. The following is a general list of specific inclusions and exclusions.

INCLUSIONS:

1. Clean suction strainer baskets on all pumps.
2. Adjust display valves as needed.
3. Test pump circuits.
4. Tighten electrical connections in control panel.
5. Reset timers as needed.

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6. Vacuum interior surfaces.
7. Labor to replace light bulbs as needed.
8. Inspect and test auto-fill.

EXCLUSIONS:

1. Add chemicals as needed.
2. Labor or parts other than described in the inclusions.

All the above procedures meet and or exceed all fountain manufactures recommended maintenance programs insuring proper maintenance during manufacture warranty period.

Our price, based on the scope of work that is described above is: $405.00 Monthly

TERMS OF THIS PROPOSAL:

Work will be billed monthly with the balance due net 30. This proposal is good for 30 days.

Sincerely,

Ronnie Benson

ACCEPTANCE:

I_____ accept the terms of this maintenance proposal as described above.

Accepted
by:_____Date:_____

Accepted
by:_____Date:_____

NINTH ORDER OF BUSINESS

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Isles of Bartram Park Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in St. Johns County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

FOURTEENTH ORDER OF BUSINESS

A.

Isles of Bartram Park

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Isles of Bartram Park

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account - Truist	$ 74,931	$ -	$ 34,951	$ 109,883
Assessments Receivable	13,306	-	-	13,306
Due from Other	-	-	-	-
Due from General Fund - Series 2015	-	5,140	-	5,140
Due from General Fund - Series 2017	-	4,362	-	4,362
Due from Developer	900	-	.	900
Investments:				
State Board of Administration (SBA)	163,391	-	117,338	280,729
Series 2015				
Reserve	-	217,117	-	217,117
Interest	-	53	-	53
Revenue	-	323,801	-	323,801
Sinking Fund	-	109	-	109
Gen Redemption	-	140,557	-	140,557
Prepayment	-	4	-	4
Series 2017				-
Reserve	-	172,100	-	172,100
Interest	-	42	-	42
Principal	-	-	-	-
Revenue	-	280,687	-	280,687
Prepayment	-	4	-	4
Bond Redemption	-	145,642	-	145,642
Sinking Fund		90		90
Prepaid Expenses	16,400	-	-	16,400
Deposits	-	-	-	-
Total Assets	**$ 268,928**	**$ 1,289,709**	**$ 152,289**	**$ 1,710,926**
Liabilities:				
Accounts Payable	$ 810	$ -	$ -	$ 810
FICA Payable	-	-		-
Due to Debt Service - Series 2015	5,140	-	-	5,140
Due to Debt Service - Series 2017	4,362	-	-	4,362
Total Liabilites	**$ 10,313**	**$ -**	**$ -**	**$ 10,313**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ -	$ -	$ -	$ -
Restricted for:				
Debt Service	-	1,289,709	-	1,289,709
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	-	152,289	152,289
Capital Reserves	-	-	-	-
Unassigned	258,615	-	-	258,615
Total Fund Balances	**$ 258,615**	**$ 1,289,709**	**$ 152,289**	**$ 1,700,613**
Total Liabilities & Fund Balance	$ 268,928	$ 1,289,709	$ 152,289	$ 1,710,926

Isles of Bartram Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 317,981	$ 317,981	$ 323,506	$ 5,525
Interest	5,000	5,000	6,139	1,139
Total Revenues	**$ 322,981**	**$ 322,981**	**$ 329,644**	**$ 6,664**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,000	$ 4,000	$ 3,400	$ 600
PR-FICA	306	306	260	46
Engineering	10,370	10,370	4,200	6,170
Attorney	10,000	10,000	3,803	6,197
Annual Audit	4,200	4,200	4,200	-
Assessment Administration	5,618	5,618	5,618	-
Arbitrage Rebate	1,200	1,200	1,200	-
Dissemination Agent	8,259	8,259	8,259	0
Trustee Fees	8,800	8,800	6,383	2,417
Management Fees	57,429	57,429	57,429	-
Information Technology	1,890	1,890	1,890	-
Website Maintenance	1,260	1,260	1,260	-
Telephone	150	150	37	113
Postage & Delivery	500	500	479	21
Insurance General Liability/Public Officials	14,167	14,167	12,738	1,429
Printing & Binding	500	500	284	216
Legal Advertising	1,265	1,265	989	276
Other Current Charges	1,000	1,000	747	253
Office Supplies	200	200	3	197
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 131,289**	**$ 131,289**	**$ 113,354**	**$ 17,935**
Operations & Maintenance				
Field Expenditures				
Landscape Maintenace (Yellowstone)	$ 68,894	$ 68,894	$ 63,288	$ 5,606
Lake Maintenance (First Choice Aquatics)	34,960	34,960	27,835	7,125
Waterfall/Entry Pond Maintenance (Innovative Fountain Srvc)	8,860	8,860	9,144	(284)
Lake Fountains Maintenance (First Coast Aquatics)	4,348	4,348	2,300	2,048
Management	6,000	6,000	6,000	-
Utilities	10,000	10,000	5,216	4,784
General Maintenance	3,000	3,000	538	2,462
Subtotal Field Expenditures	**$ 136,062**	**$ 136,062**	**$ 114,322**	**$ 21,741**
Total Operations & Maintenance	**$ 136,062**	**$ 136,062**	**$ 114,322**	**$ 21,741**
Total Expenditures	**$ 267,351**	**$ 267,351**	**$ 227,676**	**$ 39,676**
Excess (Deficiency) of Revenues over Expenditures	$ 55,629		$ 101,968	
Other Financing Sources/(Uses):				
Capital Reserve Fund	$ (55,629)	$ (55,629)	(55,629)	-
Total Other Financing Sources/(Uses)	**$ (55,629)**	**$ (55,629)**	**$ (55,629)**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 46,339**	
Fund Balance - Beginning	$ -		$ 212,276	
Fund Balance - Ending	$ -		$ 258,615	

Isles of Bartram Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 19,306	$ 32,315	$ 250,906	$ 7,596	$ 4,452	$ 1,772	$ -	$ 574	$ 2,782	$ -	$ 3,803	$ 323,506
Interest	356	335	334	326	292	323	315	679	947	984	722	526	6,139
Total Revenues	**$ 356**	**$ 19,641**	**$ 32,649**	**$ 251,232**	**$ 7,888**	**$ 4,775**	**$ 2,087**	**$ 679**	**$ 1,521**	**$ 3,766**	**$ 722**	**$ 4,329**	**$ 329,644**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,000	$ -	$ -	$ 800	$ -	$ -	$ 800	$ -	$ -	$ 800	$ -	$ 3,400
PR-FICA	-	77	-	-	61	-	-	61	-	-	61	-	260
Engineering	-	-	-	-	-	-	-	-	-	-	4,200	-	4,200
Attorney	-	153	116	226	647	212	168	-	-	-	2,283	-	3,803
Annual Audit	-	-	-	-	4,200	-	-	-	-	-	-	-	4,200
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	600	1,200
Dissemination Agent	688	688	688	688	688	688	688	688	688	688	688	688	8,259
Trustee Fees	1,250	4,400	-	-	-	-	-	-	-	-	733	-	6,383
Management Fees	4,786	4,786	4,786	4,786	4,786	4,786	4,786	4,786	4,786	4,786	4,786	4,786	57,429
Information Technology	158	158	158	158	158	158	158	158	158	158	158	158	1,890
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	105	1,260
Telephone	12	-	-	8	-	-	10	-	-	7	-	-	37
Postage & Delivery	29	102	18	60	31	34	10	15	98	41	28	11	479
Insurance General Liability/Public Officials	12,738	-	-	-	-	-	-	-	-	-	-	-	12,738
Printing & Binding	2	3	15	6	6	33	9	3	93	2	5	108	284
Legal Advertising	-	70	-	-	70	-	-	143	89	260	283	74	989
Other Current Charges	272	42	42	42	42	42	42	42	42	42	42	57	747
Office Supplies	0	0	0	0	0	0	0	0	1	0	0	0	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 25,833**	**$ 12,182**	**$ 5,927**	**$ 6,079**	**$ 11,593**	**$ 6,057**	**$ 5,975**	**$ 6,801**	**$ 6,059**	**$ 6,088**	**$ 14,172**	**$ 6,587**	**$ 113,354**
Operations & Maintenance													
Field Expenditures													
Landscape Maintenace (Yellowstone)	$ 5,570	$ 3,244	$ 5,565	$ 3,244	$ 3,244	$ 5,565	$ 3,244	$ 12,164	$ 5,447	$ 7,193	$ 5,565	$ 3,244	$ 63,288
Lake Maintenance (First Choice Aquatics)	3,100	2,100	2,205	2,205	2,205	2,205	2,205	2,205	2,205	2,400	2,400	2,400	27,835
Waterfall/Entry Pond Maintenance (Innovative Fountain S	1,753	247	2,956	907	429	221	579	290	224	914	330	294	9,144
Lake Fountains Maintenance (First Coast Aquatics)	-	280	940	-	-	540	-	-	540	-	-	-	2,300
Management	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Utilities	743	398	394	326	348	197	397	398	484	-	1,113	417	5,216
General Maintenance	-	538	-	-	-	-	-	-	-	-	-	-	538
Subtotal Field Expenditures	**$ 11,666**	**$ 7,307**	**$ 12,560**	**$ 7,181**	**$ 6,727**	**$ 9,229**	**$ 6,925**	**$ 15,557**	**$ 9,400**	**$ 11,007**	**$ 9,908**	**$ 6,855**	**$ 114,322**
Total Operations & Maintenance	**$ 11,666**	**$ 7,307**	**$ 12,560**	**$ 7,181**	**$ 6,727**	**$ 9,229**	**$ 6,925**	**$ 15,557**	**$ 9,400**	**$ 11,007**	**$ 9,908**	**$ 6,855**	**$ 114,322**
Total Expenditures	**$ 37,500**	**$ 19,489**	**$ 18,487**	**$ 13,260**	**$ 18,320**	**$ 15,286**	**$ 12,900**	**$ 22,358**	**$ 15,459**	**$ 17,095**	**$ 24,080**	**$ 13,442**	**$ 227,676**
Excess (Deficiency) of Revenues over Expenditures	$ (37,144)	$ 152	$ 14,162	$ 237,972	$ (10,432)	$ (10,511)	$ (10,813)	$ (21,678)	$ (13,938)	$ (13,329)	$ (23,358)	$ (9,113)	$ 101,968
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	(55,629)	-	(55,629)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (55,629)**	**$ -**	**$ (55,629)**
Net Change in Fund Balance	**$ (37,144)**	**$ 152**	**$ 14,162**	**$ 237,972**	**$ (10,432)**	**$ (10,511)**	**$ (10,813)**	**$ (21,678)**	**$ (13,938)**	**$ (13,329)**	**$ (78,987)**	**$ (9,113)**	**$ 46,339**

Isles of Bartram Park

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 429,732	$ 429,732	$ 437,199	$ 7,467
Interest Income	15,000	15,000	22,819	7,819
Total Revenues	**$ 444,732**	**$ 444,732**	**$ 460,018**	**$ 15,286**
Expenditures:				
Interest - 11/1	$ 136,728	$ 136,728	$ 136,728	$ -
Special Call - 11/1	-	-	5,000	(5,000)
Principal - 11/1	140,000	140,000	140,000	-
Interest - 5/1	133,666	133,666	133,538	128
Total Expenditures	**$ 410,394**	**$ 410,394**	**$ 415,266**	**$ (4,872)**
Excess (Deficiency) of Revenues over Expenditures	$ 34,338		$ 44,752	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 34,338**		**$ 44,752**	
Fund Balance - Beginning	$ 424,101		$ 642,029	
Fund Balance - Ending	$ 458,440		$ 686,781	

Isles of Bartram Park

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 364,708	$ 364,708	$ 371,065	$ 6,358
Interest Income	15,000	15,000	19,881	4,881
Total Revenues	**$ 379,708**	**$ 379,708**	**$ 390,946**	**$ 11,239**
Expenditures:				
Interest - 11/1	$ 109,884	$ 109,884	$ 109,884	$ -
Principal - 11/1	115,000	115,000	115,000	-
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	107,584	107,584	107,469	116
Special Call - 5/1	-	-	-	-
Total Expenditures	**$ 332,469**	**$ 332,469**	**$ 337,353**	**$ (4,884)**
Excess (Deficiency) of Revenues over Expenditures	$ 47,239		$ 53,593	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 47,239**		**$ 53,593**	
Fund Balance - Beginning	$ 378,015		$ 549,335	
Fund Balance - Ending	$ 425,254		$ 602,928	

Isles of Bartram Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Capital Reserve Transfer In	$ 55,629	$ 55,629	$ 55,629	$ -
Interest	1,500	1,500	2,610	1,110
Total Revenues	**$ 57,129**	**$ 57,129**	**$ 58,239**	**$ 1,110**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Repairs and Maintenance	10,000	10,000	-	10,000
Other Current Charges	-	-	4,767	(4,767)
Total Expenditures	**$ 10,000**	**$ 10,000**	**$ 4,767**	**$ 5,233**
Excess (Deficiency) of Revenues over Expenditures	**$ 47,129**		**$ 53,472**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 47,129**		**$ 53,472**	
Fund Balance - Beginning	$ 134,023		$ 98,818	
Fund Balance - Ending	$ 181,152		$ 152,289	

Isles of Bartram Park

Community Development District

Long Term Debt Report

Series 2015 Special Assessment Bonds

Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/1945
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	$213,916
Reserve Fund Balance	217,117
Bonds outstanding - 11/30/2015	$6,725,000
Less: November 1, 2015	$0
Less: November 1, 2016	($110,000)
Less: November 1, 2017	($130,000)
Less: May 1, 2018 (Prepayment)	($100,000)
Less: November 1, 2018	($100,000)
Less: May 1, 2019 (Prepayment)	($20,000)
Less: November 1, 2019	($105,000)
Less: November 1, 2019 (Prepayment)	($5,000)
Less: November 1, 2020	($110,000)
Less: May 1, 2021 (Prepayment)	($15,000)
Less: November 1, 2021	($115,000)
Less: November 1, 2021 (Prepayment)	($20,000)
Less: May 1, 2022 (Prepayment)	($85,000)
Less: November 1, 2022	($120,000)
Less: November 1, 2022 (Prepayment)	($5,000)
Less: May 1, 2023 (Prepayment)	($5,000)
Less: November 1, 2023	($130,000)
Less: November 1, 2023 (Prepayment)	($5,000)
Less: November 1, 2024	($135,000)
Less: May 1, 2025 (Prepayment)	($5,000)
Less: November 1, 2025	($140,000)
Less: November 1, 2025 (Prepayment)	($5,000)
Current Bonds Outstanding	**$5,260,000**

Series 2017 Special Assessment Bonds

Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/1947
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	$169,563
Reserve Fund Balance	172,100
Bonds outstanding - 11/30/2017	$5,345,000
Less: November 1, 2018	($50,000)
Less: May 1, 2019 (Prepayment)	($25,000)
Less: August 1, 2019 (Prepayment)	($15,000)
Less: November 1, 2019	($95,000)
Less: November 1, 2019 (Prepayment)	($5,000)
Less: November 1, 2020	($100,000)
Less: November 1, 2021	($100,000)
Less: May 1, 2022 (Prepayment)	($15,000)
Less: November 1, 2022	($105,000)
Less: November 1, 2022 (Prepayment)	($5,000)
Less: May 1, 2023 (Prepayment)	($5,000)
Less: November 1, 2023	($110,000)
Less: November 1, 2023 (Prepayment)	($5,000)
Less: November 1, 2024	($115,000)
Less: May 1, 2025 (Prepayment)	($5,000)
Less: November 1, 2025	($115,000)
Less: November 1, 2025 (Prepayment)	($5,000)
Current Bonds Outstanding	**$4,470,000**

Total Bonds Outstanding	**$9,730,000**

B.

Isles of Bartram Park
Community Development District

Fiscal Year 2026 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

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	(19,329.19)	437,198.99	371,065.34	323,505.63	1,131,769.97
TOTAL RECEIPTS / DUE	(19,329.19)	437,198.99	371,065.34	323,505.63	1,131,769.97

TAX ROLL RECEIPTS

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/3/2025	1,387.87	1,177.93	1,026.95	3,592.75
2	11/18/2025	14,773.08	12,538.41	10,931.35	38,242.84
3	11/24/2025	9,929.67	8,427.64	7,347.47	25,704.78
4	12/16/2025	22,345.85	18,965.67	16,534.82	57,846.34
5	12/23/2025	21,326.13	18,100.20	15,780.28	55,206.61
6	1/15/2026	338,147.64	286,997.16	250,212.53	875,357.33
INTEREST 1	1/26/2026	936.53	794.87	692.99	2,424.39
7	2/20/2026	10,265.12	8,712.35	7,595.68	26,573.15
8	3/16/2026	6,016.03	5,106.01	4,451.57	15,573.61
INTEREST 2	4/9/2026	377.71	320.57	279.48	977.76
9	4/24/2026	2,017.16	1,712.03	1,492.60	5,221.78
10	6/23/2026	776.31	658.88	574.43	2,009.61
11	7/2/2026	3,759.91	3,191.16	2,782.15	9,733.22
INTEREST 3	10/6/2026	4.18	3.55	3.10	10.83
EXCESS FEES	10/27/2026	5,135.80	4,358.93	3,800.24	13,294.97
TOTAL TAX ROLL RECEIPTS		437,198.99	371,065.34	323,505.63	1,131,769.97

PERCENT COLLECTED TAX ROLL	102%	102%	102%	102%

C.

Isles of Bartram Park

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

Fund	*Date*	*check # 's*	*Amount*	*Total*
General Fund				
	8/1/26 -8/31/26	1397-1411	$31,499.83	
	9/1/26 -9/30/26	1412-1427	33,185.36	
				$64,685.19
		TOTAL		**$64,685.19**

*** Fedex Invoices available upon request**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** ISLES OF BARTRAM - GENERAL
BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/04/26	00025	7/28/26	07282026	202606	320-57200-46500			*	227.24		
			REMIB JEA IRRIG 07/16/26								
							CELESTINA MASTER HOA			227.24	001397
8/04/26	00046	7/28/26	07282026	202606	320-57200-46500			*	256.38		
			REMIB JEA FOUNT 07/16/26								
							CELESTINA NORTH HOA			256.38	001398
8/04/26	00023	6/18/26	2031090	202606	320-57200-46400			*	540.00		
			QTLY FLOATING FOUNT MAINT								
							INNOVATIVE FOUNTAIN SERVICES INC			540.00	001399
8/04/26	00023	7/20/26	2031276	202607	320-57200-46400			*	626.00		
			BULB RPMT FLOATING FOUNT								
							INNOVATIVE FOUNTAIN SERVICES INC			626.00	001400
8/04/26	00022	8/03/26	1233904	202608	320-57200-46200			*	2,203.00		
			SUMMER ANNUAL ROTATION-26								
							YELLOWSTONE LANDSCAPE INC			2,203.00	001401
8/10/26	00016	8/06/26	252-26-0	202608	310-51300-33000			*	733.30		
			FY26 TRUSTEE FEE SE2017								
		8/06/26	252-26-0	202608	300-15500-10000			*	3,666.70		
			FY27 TRUSTEE FEE SE2017								
							THE BANK OF NEW YORK MELLON			4,400.00	001402
8/10/26	00001	8/01/26	154	202608	310-51300-34000			*	4,785.75		
			AUG MANAGEMENT FEES								
		8/01/26	154	202608	310-51300-52000			*	105.00		
			AUG WEBSITE ADMIN								
		8/01/26	154	202608	310-51300-35100			*	157.50		
			AUG INFORMATION TECH								
		8/01/26	154	202608	310-51300-31200			*	688.25		
			AUG DISSEMINATION SVCS								
		8/01/26	154	202608	310-51300-51000			*	.15		
			OFFICE SUPPLIES								
		8/01/26	154	202608	310-51300-42000			*	28.49		
			POSTAGE								
		8/01/26	154	202608	310-51300-42500			*	4.50		
			COPIES								
							GOVERNMENTAL MANAGEMENT SERVICES			5,769.64	001403
8/10/26	00023	8/06/26	2031342	202607	320-57200-46400			*	202.50		
			JUL WATERFALL FOUNT MAINT								
		8/06/26	2031342	202607	320-57200-46400			*	49.20		
			JUL CHEMICALS ADDED								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/06/26	2031342	202607	320-57200-46400		*	36.00		
					RPLMT OF WATERFALL LIGHTS					
						INNOVATIVE FOUNTAIN SERVICES INC			287.70	001404
8/10/26	00041	7/31/26	7821727	202607	310-51300-48000		*	99.92		
					NOTICE - RULE DEVELOPMENT					
		7/31/26	7821727	202607	310-51300-48000		*	159.76		
					NOTICE OF MEETING - 8/28					
						USA TODAY			259.68	001405
8/10/26	00018	8/01/26	433826	202608	320-53800-45501		*	500.00		
					AUG MANAGEMENT SERVICES					
						VESTA PROPERTY SERVICES, INC.			500.00	001406
8/10/26	00022	8/01/26	1237045	202608	320-57200-46200		*	3,243.93		
					AUG LANDSCAPE MAINTENANCE					
						YELLOWSTONE LANDSCAPE INC			3,243.93	001407
8/17/26	00023	7/31/26	2031409	202607	320-57200-46100		*	2,400.00		
					JUL26 LAKE MAINTENANCE					
						INNOVATIVE FOUNTAIN SERVICES INC			2,400.00	001408
8/17/26	00023	8/10/26	2031399	202608	320-57200-46100		*	2,400.00		
					AUG26 LAKE MAINTENANCE					
						INNOVATIVE FOUNTAIN SERVICES INC			2,400.00	001409
8/24/26	00029	8/19/26	08192026	202608	300-20700-10200		*	776.31		
					6/23 DIST 10					
		8/19/26	08192026	202608	300-20700-10200		*	3,759.91		
					7/2 DIST 11					
						ISLES OF BARTRAM PARK CDD-DS 2015			4,536.22	001410
8/24/26	00030	8/19/26	08192026	202608	300-20700-10300		*	658.88		
					6/23 DIST 10					
		8/19/26	08192026	202608	300-20700-10300		*	3,191.16		
					7/2 DIST 11					
						ISLES OF BARTRAM PARK CDD-DS 2017			3,850.04	001411

TOTAL FOR BANK A 31,499.83

TOTAL FOR REGISTER 31,499.83

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 7/28/2026

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of **05330**) (Reference JEA bill dated 7/16/2026)		$227.243
	Any questions please call Vesta WGV Office 904-747-0181		
		TOTAL AMOUNT DUE	**$227.243**

RECEIVED
By Tara Lee at 1:51 pm, Jul 29, 2026

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

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

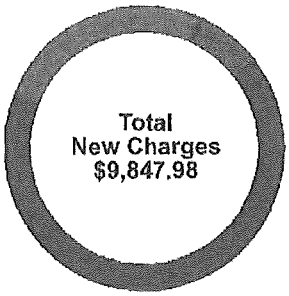
Account #: 1209880485	**Amount Due**
Bill Date: 07/16/26	**$9,847.98**
Cycle: 14	Do not pay. AutoPay will process your payment on 08/07/26.

TOTAL SUMMARY OF CHARGES

Electric	$	5,761.12
Water		2,548.68
Sewer		618.10
Irrigation		920.08
Total New Charges	$	9,847.98

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

Previous Balance	$	8,900.82
Payment(s) Received		-8,900.82
Balance Before New Charges		0.00
New Charges		9,847.98
Do not pay. AutoPay will process your payment on 08/07/26.	$	9,847.98



E 5300 = $5761.12
5330 = $2,272.43 - 10% [227.243] 2,045.187
5320 $1,814.43
5335 $227.243 10% 5330

MESSAGES

Keep your business contact information up to date to receive important service updates. Verify your phone number and email address at jea.com.

JEA's 2025 Water Quality report is available at jea.com/WQR2025. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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: **07/16/26**

Do not pay. AutoPay will process your payment on 08/07/26.	TOTAL AMOUNT PAID
$9,847.98	

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

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.





Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

Scan to manage your alert preferences.

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:

City: **State:** **Zip Code:**

E-mail:

JEA

Phone: (904) 665-6000 Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
Bill Date: 07/16/26
Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
110 ANTILA WY APT LS01	W	$37.50	Reclaim Commercial	06/14/26 - 07/15/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86614801	31	1629	Regular	0 GAL

121 LACAILLE AV APT IR01	W	$134.14	Reclaim Commercial	06/14/26 - 07/15/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		43.29			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514058880	31	127	Regular	24000 GAL

123 CELESTA PY APT GATE	E	$845.98	Gate	06/15/26 - 07/16/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		486.58			
Tax Exempt Fuel Cost ($0.03875 per kWh)		276.75			
Taxable Fuel Cost ($0.00511 per kWh)		36.50			
Gross Receipts Tax		21.15			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
26189702	31	74754	Regular	7142 KWH

16 ORIANA CT APT FS01	E	$521.27	Commercial - Electric	06/15/26 - 07/16/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		293.98			
Tax Exempt Fuel Cost ($0.03875 per kWh)		167.21			
Taxable Fuel Cost ($0.00511 per kWh)		22.05			
Gross Receipts Tax		13.03			

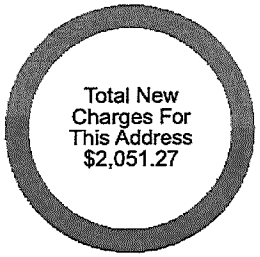
Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24827846	31	19020	Regular	4315 KWH

23 ANILA ST APT LS01	W	$37.50	Reclaim Commercial	06/14/26 - 07/15/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514058823	31	0	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
29 CELESTA PY APT IR01	E	$1,058.56	Area Light	06/15/26 - 07/16/26	Street and Area Light Rate
Detail Charges:74 Unit(s) 40W LED PT		552.78			
38 Unit(s) 72W LED PT		309.32			
Fuel Charge		98.43			
Gross Receipts Tax		24.63			
Florida State Sales Tax		73.40			
29 CELESTA PY APT IR01	W	$992.71	Reclaim Commercial	06/14/26 - 07/15/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		201.60			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		731.76			

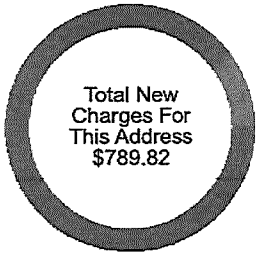
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
89006063	31	59177	Regular	183000 GAL



33 CELESTA PY	E	$722.63	Commercial - Electric	06/15/26 - 07/16/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		413.41			
Tax Exempt Fuel Cost ($0.03875 per kWh)		235.14			
Taxable Fuel Cost ($0.00511 per kWh)		31.01			
Gross Receipts Tax		18.07			
33 CELESTA PY	W	$67.19	Commercial - Water	06/14/26 - 07/15/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		48.96			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22953660	31	8636	Regular	6068 KWH
22953660	31	10.40	Regular	10.40 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514057774	31	522	Regular	16000 GAL



33 STARLIS PL	W	$66.48	Reclaim Residential	06/14/26 - 07/15/26	Residential Reclaimed Irrigation
Detail Charges:Basic Monthly Charge		18.90			
Reclaimed Water Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $2.97)		41.58			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82196211	31	2420	Regular	14000 GAL

33 TALORI AV APT IR01	W	$37.50	Reclaim Commercial	06/14/26 - 07/15/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
78727792	31	4661	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	E	$2,249.36	Commercial - Electric	06/15/26 - 07/16/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		1,319.00			
Tax Exempt Fuel Cost ($0.03875 per kWh)		750.20			
Taxable Fuel Cost ($0.00511 per kWh)		98.93			
Gross Receipts Tax		56.23			
35 MANDARA WY	W	$190.83	Commercial - Water/Sewer	06/14/26 - 07/15/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		166.35			
Water Consumption Charge		24.48			
35 MANDARA WY	S	$618.10	Commercial - Water/Sewer	06/14/26 - 07/15/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		576.74			
Sewer Usage Charge		41.36			
35 MANDARA WY	I	$920.08	Irrigation 1 - Commercial	06/14/26 - 07/15/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		50.63			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		841.51			
44 CALLIEL WY APT IR01	W	$810.81	Reclaim Commercial	06/14/26 - 07/15/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		63.00			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		688.46			
471 CELESTA PY APT IR01	E	$271.55	Irrigation 1 - Electric	06/15/26 - 07/16/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		134.69			
Tax Exempt Fuel Cost ($0.03875 per kWh)		76.61			
Taxable Fuel Cost ($0.00511 per kWh)		10.10			
Gross Receipts Tax		6.32			
Florida State Sales Tax		18.83			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22489790	31	45597	Regular	19360 KWH
22489790	31	1.03	Regular	41.20 KW

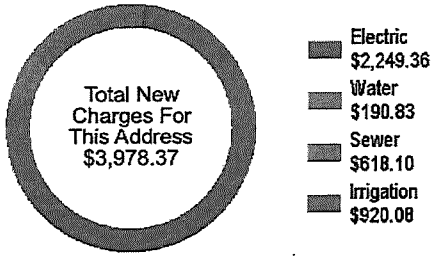
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101013572	31	105	Regular	8000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101013572	31	105	Regular	8000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
100715201	31	1402	Regular	164000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86322464	31	10065	Regular	173000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24076345	31	21044	Regular	1977 KWH



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
56 CALLIEL WY APT IR01	E	$62.85	Irrigation 1 - Electric	06/15/26 - 07/16/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		19.49			
Tax Exempt Fuel Cost ($0.03875 per kWh)		11.08			
Taxable Fuel Cost ($0.00511 per kWh)		1.46			
Gross Receipts Tax		1.46			
Florida State Sales Tax		4.36			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
23650846	31	18226	Regular	286 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
57 SOLIS AV APT LS01	W	$155.79	Reclaim Commercial	06/14/26 - 07/15/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		64.94			

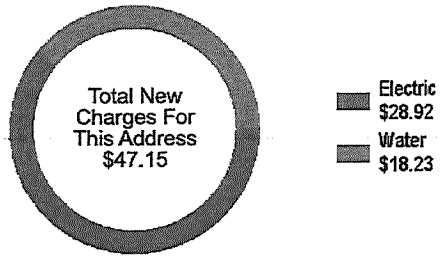
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514064521	31	326	Regular	29000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
65 DELANO ST	E	$28.92	Commercial - Electric	06/15/26 - 07/16/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		0.75			
Tax Exempt Fuel Cost ($0.03875 per kWh)		0.43			
Taxable Fuel Cost ($0.00511 per kWh)		0.06			
Gross Receipts Tax		0.67			
Florida State Sales Tax		2.01			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
14113889	31	3178	Regular	11 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
65 DELANO ST	W	$18.23	Commercial - Water	06/14/26 - 07/15/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
79232848	31	0	Regular	0 GAL



Celestina North HOA, Inc

INVOICE

INVOICE DATE: 7/28/2026

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of **05330**) (Reference JEA bill dated 7/16/2026)		$256.38
	Any questions please call Vesta WGV Office 904-747-0181		
		TOTAL AMOUNT DUE	**$256.38**

RECEIVED
By Tara Lee at 1:52 pm, Jul 29, 2026

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

JEA

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

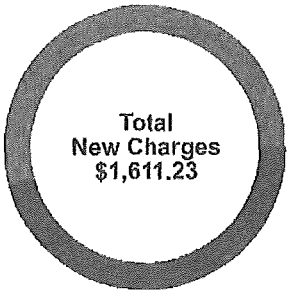
Account #: 6077096749 Bill Date: 07/16/26 Cycle: 14	**Amount Due** **$1,611.23** Do not pay. AutoPay will process your payment on 08/07/26.

TOTAL SUMMARY OF CHARGES

Electric	$	732.09
Water		879.14
Total New Charges	$	1,611.23

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

Previous Balance	$	1,578.63
Payment(s) Received		-1,578.63
Balance Before New Charges		0.00
New Charges		1,611.23
Do not pay. AutoPay will process your payment on 08/07/26.	$	1,611.23



2312 - 200 2112 consumption

2112 · 0.06813 143.89056
2112 · 0.03875 81.84
2112 · 0.00511 11.81

7.28 · 657 4.732
21.70 · 657 14.105

Total 256.37756
$256.38

MESSAGES

Keep your business contact information up to date to receive important service updates. Verify your phone number and email address at jea.com.

JEA's 2025 Water Quality report is available at jea.com/WQR2025. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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

Additional information on reverse side. →

JEA

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 #: **6077096749** Bill Date: **07/16/26**

Do not pay. AutoPay will process your payment on 08/07/26.	TOTAL AMOUNT PAID
$1,611.23	

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC
C O VESTA PROPERTY SERVICES
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE FL 32095-8824

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- Report or View Outages
- Email Us
- Update Your Information
- Learn About Rates
- Understand Your Bill

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.





Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

Scan to manage your alert preferences.

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 # 6077096749 **Tel:**

Address:

City: **State:** **Zip Code:**

E-mail:

JEA

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

Account #: 6077096749 Bill Date: 07/16/26 Cycle: 14

Phone: (904) 665-6000 Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service
Service Address: 11 TIERRA CV
Service Period: 06/14/26 - 07/15/26 Reading Date: 07/15/26
Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82562079	31	1	Regular	3/4	0 GAL

Basic Monthly Charge	$	18.23
Total Current Water Charges	$	**18.23**

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
Service Address: 221 AMALURRA TL APT LS01
Service Period: 06/15/26 - 07/16/26 Reading Date: 07/16/26
Service Point: Area Light

32 Unit(s) 40W LED PT	$	239.04
3 Unit(s) 72W LED PT		24.42
Fuel Charge		26.76
Gross Receipts Tax		7.44
Florida State Sales Tax		22.18
Total Current Electric Charges	$	**319.84**

$23.64 of Fuel Cost is Tax Exempt

WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service
Service Address: 221 AMALURRA TL APT LS01
Service Period: 06/14/26 - 07/15/26 Reading Date: 07/15/26
Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83130993	31	627	Regular	1	19000 GAL

Basic Monthly Charge	$	31.50
Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35
Tier 2 Consumption (> 14 kgal @ $4.33)		21.64
Total Current Water Charges	$	**112.49**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 33 AMALURRA TL
Service Period: 06/15/26 - 07/16/26 Reading Date: 07/16/26
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22969907	31	40014	Regular	1	2312 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		157.52
Tax Exempt Fuel Cost ($0.03875 per kWh)		89.59
Taxable Fuel Cost ($0.00511 per kWh)		11.81
Gross Receipts Tax		7.28
Florida State Sales Tax		21.70
Total Current Electric Charges	$	**312.90**

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
Service Address: 38 TIERRA CV APT ARLT
Service Period: 06/15/26 - 07/16/26 Reading Date: 07/16/26
Service Point: Area Light

11 Unit(s) 40W LED PT	$	82.17
Fuel Charge		7.98
Gross Receipts Tax		2.31
Florida State Sales Tax		6.89
Total Current Electric Charges	$	**99.35**

$7.05 of Fuel Cost is Tax Exempt

WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service
Service Address: 38 TIERRA CV APT LS01
Service Period: 06/14/26 - 07/15/26 Reading Date: 07/15/26
Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91402476	31	4998	Regular	1	156000 GAL

Basic Monthly Charge	$	31.50
Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35
Tier 2 Consumption (> 14 kgal @ $4.33)		614.85
Total Current Water Charges	$	**705.70**

JEA

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

Account #: 6077096749 Bill Date: 07/16/26 Cycle: 14

Phone: (904) 665-6000 Online: jea.com

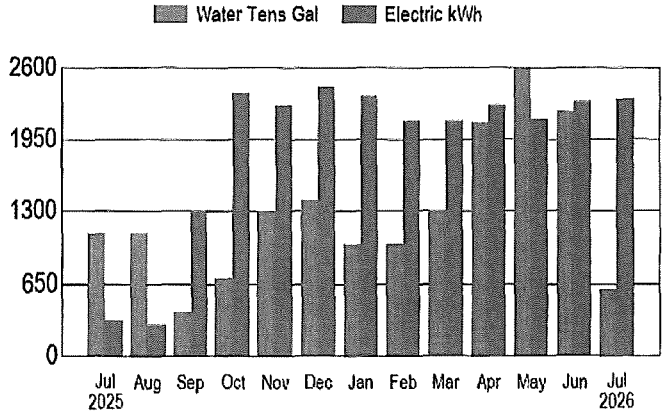
WATER SERVICE

Billing Rate: Residential Reclaimed Irrigation
Service Address: 558 AMALURRA TL
Service Period: 06/14/26 - 07/15/26 Reading Date: 07/15/26
Service Point: Reclaim Residential

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83794329	31	1337	Regular	3/4	6000 GAL

Basic Monthly Charge	$	18.90
Reclaimed Water Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $2.97)		17.82
Total Current Water Charges	$	42.72

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	319	2,289	2,312	75
Total Gallons Used	11,000	22,000	6,000	194

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall

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

Invoice details
Invoice no.: 2031090
Terms: Net 30
Invoice date: 06/18/2026
Due date: 07/18/2026

#	Product or service	Description	Qty	Amount
1.	**Maintenance Service**	Quarterly Floating Fountain Maintenance	1	$540.00

Total **$540.00**

RECEIVED
By Tara Lee at 1:47 pm, Jul 29, 2026

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Bill to
Taylor Tennison
Celestina
c/o Celestina Master Ammenity
200 Business Park Circle suite 101
St. Augustine, FL 32095

Invoice details
Invoice no.: 2031276
Terms: Net 30
Invoice date: 07/20/2026
Due date: 08/19/2026

#	Product or service	Description	Qty	Amount
1.	**Fountain Service**	Estimate 4867 completed. Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: Replacement of light bulbs in floating fountain #1 and #4. Verify proper operation.	1	$626.00

Total **$626.00**

RECEIVED
By Tara Lee at 12:39 pm, Jul 26, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1233904	8/3/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 2, 2026

Invoice Amount: $2,203.00

Description	Current Amount
Summer Annual Rotation	
Landscape Enhancement SUBCONTRACT	$2,203.00

RECEIVED
By Tara Lee at 8:18 am, Aug 04, 2026

Invoice Total **$2,203.00**

IN COMMERCIAL LANDSCAPING

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

BNY

INVOICE

For: ISLE OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
World Golf Village
St Augustine, FL 32092
United States

From: The Bank of New York Mellon Trust Company, National Association
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: 00252-26-0150996
Invoice Date: Aug 6, 2026
Due Date: Sep 8, 2026
Account Number: [redacted]
Cycle Date: Aug 1, 2026
Legacy Ref#: ISLES2017
Currency: USD

INVOICE

Total Payable Amount: 4,400.00 USD

Current Period Subtotal:	4,400.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	4,400.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	4,400.00 USD

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

Wire and ACH Payment Instructions:
[redacted]

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

RECEIVED
By Tara Lee at 9:01 am, Aug 07, 2026

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

BNY

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

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Administration Fee					4,400.00
For the period: Aug 1, 2026 to Jul 31, 2027					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 154
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		4,785.75	4,785.75
Website Administration - August 2026		105.00	105.00
Information Technology - August 2026		157.50	157.50
Dissemination Agent Services - August 2026		688.25	688.25
Office Supplies		0.15	0.15
Postage		28.49	28.49
Copies		4.50	4.50

Total	$5,769.64
Payments/Credits	$0.00
Balance Due	$5,769.64

RECEIVED
By Tara Lee at 1:16 pm, Aug 06, 2026

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall

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

Invoice details
Invoice no.: 2031342
Terms: Net 30
Invoice date: 08/06/2026
Due date: 09/05/2026

#	Product or service	Description	Qty	Amount
1.	**Maintenance Service**	Monthly Fountain Maintenance- July	1	$202.50
2.	**Chemicals**	Chemicals Added	1	$49.20
3.	**Light Bulbs**	Replacement of Waterfall lights	1	$36.00

Total **$287.70**

Note to customer
Thank you for your business!

RECEIVED
By Tara Lee at 1:19 pm, Aug 06, 2026

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Isles of Bartram Park CDD c/o GMS LLC		789138	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007821727	Jul 1- Jul 31, 2026	$259.68	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$259.68**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: AUGUST 31, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com | **FEDERAL ID** 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$89.04
7/14/26	PAYMENT - THANK YOU	-$89.04

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/17/26	12356885	SAG St Augustine Record	Rule Development ad	Rule Development ad	$99.92
7/24/26	12357016	SAG St Augustine Record	Aug 28th hearing		$159.76

RECEIVED
By Tara Lee at 2:27 pm, Aug 05, 2026

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	$259.68
Service Fee 3.99%	$10.36
*Cash/Check/ACH Discount	-$10.36
*Payment Amount by Cash/Check/ACH	$259.68
Payment Amount by Credit Card	$270.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Isles of Bartram Park CDD c/o GMS LLC		789138		0007821727		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$259.68	$0.00	$0.00	$0.00	$0.00	$0.00	**$259.68**

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

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL: 1-877-736-7612

TOTAL CREDIT CARD AMT DUE $270.04

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000789138000000000000078217270002596867175

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/17/2026
SAG staugustine.com 07/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/17/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$99.92	
Tax Amount:	$0.00	
Payment Cost:	$99.92	
Order No:	12356885	# of Copies:
Customer No:	789138	1
PO #:	Rule Development ad	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Isles of Bartram Park Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 (the "**District Manager's Office**").

Jim Oliver, District Manager
Isles of Bartram Park Community Development District
Run Date: July 17, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/24/2026
SAG staugustine.com 07/24/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$159.76	
Tax Amount:	$0.00	
Payment Cost:	$159.76	
Order No:	12357016	# of Copies:
Customer No:	789138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Isles of Bartram Park Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the St. Augustine Record on July 17, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on **August 28, 2026, at 11:00 a.m., at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, joliver@gmsnf.com (the "**District Manager's Office**").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Jim Oliver, District Manager
Isles of Bartram Park Community Development District
Run Date: July 24, 2026

Vesta

Invoice

Invoice #	433826
Date	08/01/2026
Terms	Due on receipt
Due Date	08/01/2026
Memo	WGV - MANAGEMENT

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

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total 500.00

RECEIVED
By Tara Lee at 8:58 am, Aug 07, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1237045	8/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2026

Invoice Amount: $3,243.93

Description	Current Amount
Monthly Landscape Maintenance August 2026	$3,243.93

Invoice Total **$3,243.93**

RECEIVED
By Tara Lee at 8:48 am, Aug 07, 2026

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

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall

Bill to

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

Invoice details

Invoice no.: 2031409
Terms: Net 30
Invoice date: 07/31/2026
Due date: 08/30/2026

#	Product or service	Description	Qty	Amount
1.	**Maintenance Service**	Monthly Lake Maintenance- July	1	$2,400.00

Total **$2,400.00**

RECEIVED
By Tara Lee at 1:04 pm, Aug 11, 2026

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall

Bill to

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

Invoice details

Invoice no.: 2031399
Terms: Net 30
Invoice date: 08/10/2026
Due date: 09/09/2026

#	Product or service	Description	Qty	Amount
1.	**Maintenance Service**	Monthly Lake Maintenance	1	$2,400.00

Total **$2,400.00**

RECEIVED
By Tara Lee at 1:09 pm, Aug 11, 2026

Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 19, 2026	$4,536.22	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10200

Intended Use of Funds Requested:

$ 776.31 6/23/26 DIST 10

$ 3,759.91 7/2/26 DIST 11

$ 4,536.22

(Attach supporting documentation for request.)

Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
August 19, 2026	$3,850.04	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 -2017

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10300

Intended Use of Funds Requested:

$ 658.88 6/23/26 DIST 10

$ 3,191.16 7/2/26 DIST 11

$ 3,850.04

(Attach supporting documentation for request.)

Isles of Bartram Park

Community Development District

Fiscal Year 2026 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

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	(6,023.39)	432,059.01	366,702.87	319,702.30	1,118,464.17
TOTAL RECEIPTS / DUE	(6,023.39)	432,059.01	366,702.87	319,702.30	1,118,464.17

TAX ROLL RECEIPTS

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/3/2025	1,387.87	1,177.93	1,026.95	3,592.75
2	11/18/2025	14,773.08	12,538.41	10,931.35	38,242.84
3	11/24/2025	9,929.67	8,427.64	7,347.47	25,704.78
4	12/16/2025	22,345.85	18,965.67	16,534.82	57,846.34
5	12/23/2025	21,326.13	18,100.20	15,780.28	55,206.61
6	1/15/2026	338,147.64	286,997.16	250,212.53	875,357.33
INTEREST 1	1/26/2026	936.53	794.87	692.99	2,424.39
7	2/20/2026	10,265.12	8,712.35	7,595.68	26,573.15
8	3/16/2026	6,016.03	5,106.01	4,451.57	15,573.61
INTEREST 2	4/9/2026	377.71	320.57	279.48	977.76
9	4/24/2026	2,017.16	1,712.03	1,492.60	5,221.78
10	6/23/2026	776.31	658.88	574.43	2,009.61
11	7/2/2026	3,759.91	3,191.16	2,782.15	9,733.22
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		432,059.01	366,702.87	319,702.30	1,118,464.17

PERCENT COLLECTED TAX ROLL	101%	101%	101%	101%

*** CHECK DATES 09/01/2026 - 09/30/2026 *** ISLES OF BARTRAM - GENERAL
BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/01/26	00025	8/14/26	08142026	202607	320-57200-46500		*	517.96		
			REMIB JEA IRRIG 08/14/26							
						CELESTINA MASTER HOA			517.96	001412
9/01/26	00046	8/13/26	08132026	202607	320-57200-46500		*	223.32		
			REMIB JEA FOUNT 08/13/26							
						CELESTINA NORTH HOA			223.32	001413
9/01/26	00045	8/21/26	4175	202608	310-51300-31100		*	4,200.00		
			STORMWATER INSPECTION							
						YURO & ASSOCIATES LLC			4,200.00	001414
9/14/26	00001	9/01/26	155	202609	310-51300-34000		*	4,785.75		
			SEP MANAGEMENT FEES							
		9/01/26	155	202609	310-51300-52000		*	105.00		
			SEP WEBSITE ADMIN							
		9/01/26	155	202609	310-51300-35100		*	157.50		
			SEP INFORMATION TECH							
		9/01/26	155	202609	310-51300-31200		*	688.25		
			SEP DISSEMINATION SVCS							
		9/01/26	155	202609	310-51300-51000		*	.42		
			OFFICE SUPPLIES							
		9/01/26	155	202609	310-51300-42000		*	10.92		
			POSTAGE							
		9/01/26	155	202609	310-51300-42500		*	108.15		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			5,855.99	001415
9/14/26	00023	9/01/26	2031478	202608	320-57200-46400		*	202.50		
			AUG WATERFALL FOUNT MAINT							
		9/01/26	2031478	202608	320-57200-46400		*	127.36		
			AUG CHEMICALS ADDED							
						INNOVATIVE FOUNTAIN SERVICES INC			329.86	001416
9/14/26	00023	9/10/26	2031568	202609	320-57200-46100		*	2,400.00		
			SEP26 LAKE MAINTENANCE							
						INNOVATIVE FOUNTAIN SERVICES INC			2,400.00	001417
9/14/26	00041	8/31/26	7864191	202608	310-51300-48000		*	209.16		
			NOTICE - ADOPT FY27 BDGT							
		8/31/26	7864191	202608	310-51300-48000		*	74.08		
			NOTICE - AUDIT MEETING							
						USA TODAY			283.24	001418
9/14/26	00018	9/01/26	434431	202609	320-53800-45501		*	500.00		
			SEP MANAGEMENT SERVICES							
						VESTA PROPERTY SERVICES, INC.			500.00	001419

*** CHECK DATES 09/01/2026 - 09/30/2026 *** ISLES OF BARTRAM - GENERAL
BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/14/26	00022	8/31/26	1253962	202608	320-57200-46200		*	118.00		
			IRRIGATION REPAIRS-AUG26							
						YELLOWSTONE LANDSCAPE INC			118.00	001420
9/14/26	00022	9/01/26	1262966	202609	320-57200-46200		*	3,243.93		
			SEP LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE INC			3,243.93	001421
9/21/26	00006	9/14/26	33991	202609	300-15500-10000		*	12,733.00		
			FY27 INSURANCE RENEWAL							
						EGIS INSURANCE ADVISORS LLC			12,733.00	001422
9/21/26	00023	9/17/26	2031599	202609	320-57200-46400		*	202.50		
			SEP WATERFALL FOUNT MAINT							
		9/17/26	2031599	202609	320-57200-46400		*	91.92		
			SEP CHEMICALS ADDED							
						INNOVATIVE FOUNTAIN SERVICES INC			294.42	001423
9/28/26	00025	9/15/26	09152026	202608	320-57200-46500		*	149.01		
			REMIB JEA IRRIG 09/15/26							
						CELESTINA MASTER HOA			149.01	001424
9/28/26	00046	9/14/26	09142026	202608	320-57200-46500		*	223.13		
			REMIB JEA FOUNT 09/14/26							
						CELESTINA NORTH HOA			223.13	001425
9/28/26	00013	9/28/26	30061	202609	310-51300-35300		*	600.00		
			ARB SE 2017 FYE 7/31/26							
						GRAU & ASSOCIATES			600.00	001426
9/28/26	00032	9/22/26	3814895.	202606	310-51300-31500		*	590.00		
			JUN26 GENERAL COUNSEL							
		9/22/26	9814895	202605	310-51300-31500		*	923.50		
			MAY26 GENERAL COUNSEL							
						KUTAK ROCK LLP			1,513.50	001427

TOTAL FOR BANK A 33,185.36

TOTAL FOR REGISTER 33,185.36

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 8/14/2026

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of **05330**) (Reference JEA bill dated 8/14/2026)		$517.96
	Any questions please call Vesta WGV Office 904-747-0181		
		TOTAL AMOUNT DUE	**$517.96**

RECEIVED
By Tara Lee at 1:57 pm, Aug 25, 2026

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

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

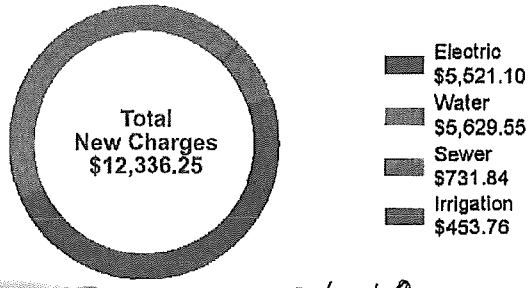
Account #: 1209880485	**Amount Due**
Bill Date: 08/14/26	**$12,336.25**
Cycle: 14	Do not pay. AutoPay will process your payment on 09/08/26.

TOTAL SUMMARY OF CHARGES

Electric	$	5,521.10
Water		5,629.55
Sewer		731.84
Irrigation		453.76
Total New Charges	$	12,336.25

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

Previous Balance	$	9,847.98
Payment(s) Received		-9,847.98
Balance Before New Charges		0.00
New Charges		12,336.25
Do not pay. AutoPay will process your payment on 09/08/26.	$	12,336.25



5300 = 5,521.10
5330 = 5,179.6
5320 = 1,635.55
5335 = $517.96

MESSAGES

Replace your HVAC filters every 30 days, or as recommended by the manufacturer, to help your system run efficiently.

Energy and water efficiency upgrades are smart investments. Visit jea.com/businessrebates to learn more about rebates that can help lower the upfront cost of improvements.

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: 08/14/26**

Do not pay. AutoPay will process your payment on 09/08/26.	TOTAL AMOUNT PAID
$12,336.25	

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

Visit jea.com to:

Pay Your Bill | Manage Your Alerts | Transfer Service | 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 **Tel:**

Address:

City: **State:** **Zip Code:**

E-mail:

JEA

Phone: (904) 665-6000 Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
Bill Date: 08/14/26
Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
110 ANTILA WY APT LS01	W	$37.50	Reclaim Commercial	07/15/26 - 08/12/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86614801	28	1629	Regular	0 GAL

121 LACAILLE AV APT IR01	W	$64.17	Reclaim Commercial	07/15/26 - 08/12/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		26.67			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514058880	28	134	Regular	7000 GAL

123 CELESTA PY APT GATE	E	$800.01	Gate	07/16/26 - 08/13/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		463.62			
Tax Exempt Fuel Cost ($0.03771 per kWh)		256.62			
Taxable Fuel Cost ($0.00511 per kWh)		34.77			
Gross Receipts Tax		20.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
26189702	28	81559	Regular	6805 KWH

16 ORIANA CT APT FS01	E	$489.93	Commercial - Electric	07/16/26 - 08/13/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		277.97			
Tax Exempt Fuel Cost ($0.03771 per kWh)		153.86			
Taxable Fuel Cost ($0.00511 per kWh)		20.85			
Gross Receipts Tax		12.25			

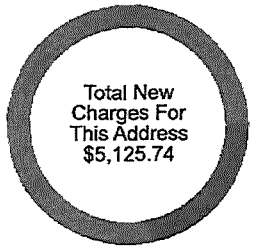
Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24827846	28	23100	Regular	4080 KWH

23 ANILA ST APT LS01	W	$37.50	Reclaim Commercial	07/15/26 - 08/12/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514058823	28	0	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
29 CELESTA PY APT IR01	E	$1,045.74	Area Light	07/16/26 - 08/13/26	Street and Area Light Rate
Detail Charges:74 Unit(s) 40W LED PT		552.78			
38 Unit(s) 72W LED PT		309.32			
Fuel Charge		86.80			
Gross Receipts Tax		24.33			
Florida State Sales Tax		72.51			
29 CELESTA PY APT IR01	W	$4,080.00	Reclaim Commercial	07/15/26 - 08/12/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		201.60			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		3,819.05			

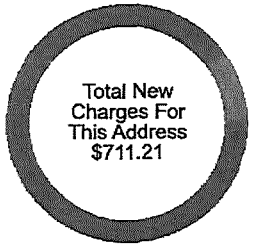
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
89006063	28	60073	Regular	896000 GAL



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
33 CELESTA PY	E	$650.14	Commercial - Electric	07/16/26 - 08/13/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		373.90			
Tax Exempt Fuel Cost ($0.03771 per kWh)		206.95			
Taxable Fuel Cost ($0.00511 per kWh)		28.04			
Gross Receipts Tax		16.25			
33 CELESTA PY	W	$61.07	Commercial - Water	07/15/26 - 08/12/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		42.84			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22953660	28	14124	Regular	5488 KWH
22953660	28	10.36	Regular	10.36 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514057774	28	536	Regular	14000 GAL



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
33 STARLIS PL	W	$138.11	Reclaim Residential	07/15/26 - 08/12/26	Residential Reclaimed Irrigation
Detail Charges:Basic Monthly Charge		18.90			
Reclaimed Water Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $2.97)		41.59			
Tier 2 Consumption (> 14 kgal @ $5.97)		71.62			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82196211	28	2446	Regular	26000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
33 TALORI AV APT IR01	W	$37.50	Reclaim Commercial	07/15/26 - 08/12/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
78727792	28	4661	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	E	$2,192.30	Commercial - Electric	07/16/26 - 08/13/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		1,297.20			
Tax Exempt Fuel Cost ($0.03771 per kWh)		718.00			
Taxable Fuel Cost ($0.00511 per kWh)		97.29			
Gross Receipts Tax		54.81			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22489790	28	46073	Regular	19040 KWH
22489790	28	1.10	Regular	44 KW

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	W	$258.15	Commercial - Water/Sewer	07/15/26 - 08/12/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		166.35			
Water Consumption Charge		91.80			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101013572	28	135	Regular	30000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	S	$731.84	Commercial - Water/Sewer	07/15/26 - 08/12/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		576.74			
Sewer Usage Charge		155.10			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101013572	28	135	Regular	30000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	I	$453.76	Irrigation 1 - Commercial	07/15/26 - 08/12/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		50.63			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		375.19			

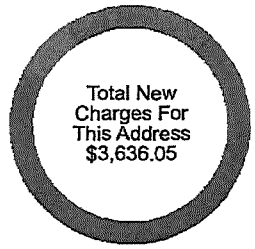
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
100715201	28	1479	Regular	77000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
44 CALLIEL WY APT IR01	W	$758.85	Reclaim Commercial	07/15/26 - 08/12/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		63.00			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		636.50			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86322464	28	10226	Regular	161000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
471 CELESTA PY APT IR01	E	$254.49	Irrigation 1 - Electric	07/16/26 - 08/13/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		126.45			
Tax Exempt Fuel Cost ($0.03771 per kWh)		69.99			
Taxable Fuel Cost ($0.00511 per kWh)		9.48			
Gross Receipts Tax		5.92			
Florida State Sales Tax		17.65			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24076345	28	22900	Regular	1856 KWH



Electric $2,192.30
Water $258.15
Sewer $731.84
Irrigation $453.76

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
56 CALLIEL WY APT IR01	E	$59.60	Irrigation 1 - Electric	07/16/26 - 08/13/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		17.85			
Tax Exempt Fuel Cost ($0.03771 per kWh)		9.88			
Taxable Fuel Cost ($0.00511 per kWh)		1.34			
Gross Receipts Tax		1.39			
Florida State Sales Tax		4.14			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
23650846	28	18488	Regular	262 KWH

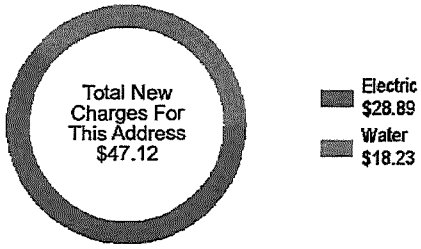
Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
57 SOLIS AV APT LS01	W	$138.47	Reclaim Commercial	07/15/26 - 08/12/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		47.62			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514064521	28	351	Regular	25000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
65 DELANO ST	E	$28.89	Commercial - Electric	07/16/26 - 08/13/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		0.75			
Tax Exempt Fuel Cost ($0.03771 per kWh)		0.41			
Taxable Fuel Cost ($0.00511 per kWh)		0.06			
Gross Receipts Tax		0.67			
Florida State Sales Tax		2.00			
65 DELANO ST	W	$18.23	Commercial - Water	07/15/26 - 08/12/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
14113889	28	3189	Regular	11 KWH

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
79232848	28	0	Regular	0 GAL



Celestina North HOA, Inc

INVOICE

INVOICE DATE: 8/13/2026

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of **05330**) (Reference JEA bill dated 8/13/2026)		$223.32
	Any questions please call Vesta WGV Office 904-747-0181		
		TOTAL AMOUNT DUE	**$223.32**

RECEIVED
By Tara Lee at 2:00 pm, Aug 25, 2026

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

JEA

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

Phone: (904) 665-6000
Business Customers: (904) 665-6250
Online: jea.com

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

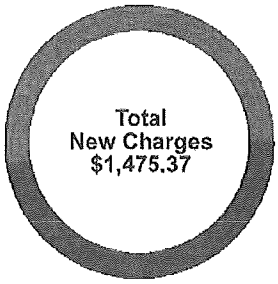
Account #: 6077096749	**Amount Due**
Bill Date: 08/13/26	**$1,475.37**
Cycle: 14	Do not pay. AutoPay will process your payment on 09/04/26.

TOTAL SUMMARY OF CHARGES

Electric	$	694.21
Water		781.16
Total New Charges	$	1,475.37

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

Previous Balance	$	1,611.23
Payment(s) Received		-1,611.23
Balance Before New Charges		0.00
New Charges		1,475.37
Do not pay. AutoPay will process your payment on 09/04/26.	$	1,475.37



MESSAGES

Replace your HVAC filters every 30 days, or as recommended by the manufacturer, to help your system run efficiently.

Energy and water efficiency upgrades are smart investments. Visit jea.com/businessrebates to learn more about rebates that can help lower the upfront cost of improvements.

2061 − 200 = 1861

1861 × 0.06213 = 126.79
1861 × 0.03771 = 70.18
1861 × 0.00511 = 9.51
65% × 6.50 = 4.23
65% × 19.39 = 12.61

Total 223.32

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

Additional information on reverse side. →

JEA

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 #: **6077096749** Bill Date: **08/13/26**

Do not pay. AutoPay will process your payment on 09/04/26.	TOTAL AMOUNT PAID
$1,475.37	

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC
C O VESTA PROPERTY SERVICES
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE FL 32095-8824

Visit jea.com to:

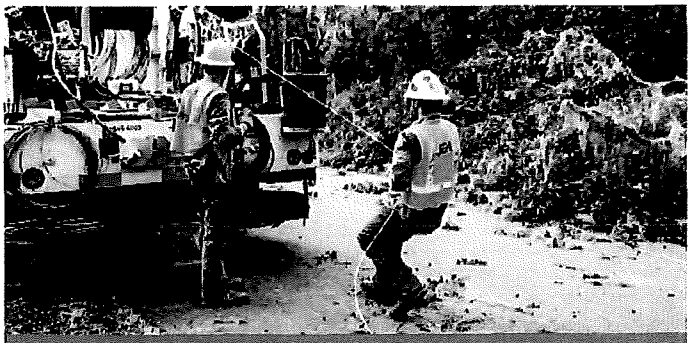
Pay Your Bill | Manage Your Alerts | Transfer Service | Report or View Outages

Email Us | Update Your Information | Learn About Rates | Understand Your Bill

Use less and save more.

We offer tips, tools, and programs to help you save. Every step you take conserves natural resources plus reduces your energy and water use.





Storm season is here.

Stay connected and get real-time updates. Receive free alerts via text or email on your power restoration status, including crew assignments and estimated restoration time.

Scan to manage your alert preferences.

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 # 6077096749 **Tel:**

Address:

City: **State:** **Zip Code:**

E-mail:

JEA

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

Account #: 6077096749 Bill Date: 08/13/26 Cycle: 14

Phone: (904) 665-6000 Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service
Service Address: 11 TIERRA CV
Service Period: 07/15/26 - 08/12/26 Reading Date: 08/12/26
Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82562079	28	1	Regular	3/4	0 GAL

Basic Monthly Charge	$	18.23
Total Current Water Charges	$	**18.23**

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
Service Address: 221 AMALURRA TL APT LS01
Service Period: 07/16/26 - 08/13/26 Reading Date: 08/13/26
Service Point: Area Light

32 Unit(s) 40W LED PT	$	239.04
3 Unit(s) 72W LED PT		24.42
Fuel Charge		23.60
Gross Receipts Tax		7.36
Florida State Sales Tax		21.93
Total Current Electric Charges	$	**316.35**

$20.78 of Fuel Cost is Tax Exempt

WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service
Service Address: 221 AMALURRA TL APT LS01
Service Period: 07/15/26 - 08/12/26 Reading Date: 08/12/26
Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83130993	28	643	Regular	1	16000 GAL

Basic Monthly Charge	$	31.50
Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35
Tier 2 Consumption (> 14 kgal @ $4.33)		8.65
Total Current Water Charges	$	**99.50**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 33 AMALURRA TL
Service Period: 07/16/26 - 08/13/26 Reading Date: 08/13/26
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22969907	28	42075	Regular	1	2061 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		140.42
Tax Exempt Fuel Cost ($0.03771 per kWh)		77.72
Taxable Fuel Cost ($0.00511 per kWh)		10.53
Gross Receipts Tax		6.50
Florida State Sales Tax		19.39
Total Current Electric Charges	$	**279.56**

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
Service Address: 38 TIERRA CV APT ARLT
Service Period: 07/16/26 - 08/13/26 Reading Date: 08/13/26
Service Point: Area Light

11 Unit(s) 40W LED PT	$	82.17
Fuel Charge		7.02
Gross Receipts Tax		2.29
Florida State Sales Tax		6.82
Total Current Electric Charges	$	**98.30**

$6.18 of Fuel Cost is Tax Exempt

WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service
Service Address: 38 TIERRA CV APT LS01
Service Period: 07/15/26 - 08/12/26 Reading Date: 08/12/26
Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91402476	28	5133	Regular	1	135000 GAL

Basic Monthly Charge	$	31.50
Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35
Tier 2 Consumption (> 14 kgal @ $4.33)		523.92
Total Current Water Charges	$	**614.77**

JEA

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

Account #: 6077096749 Bill Date: 08/13/26 Cycle: 14

Phone: (904) 665-6000 Online: jea.com

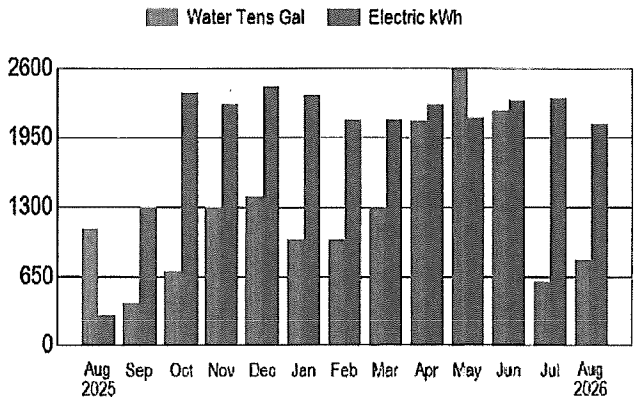
WATER SERVICE

Billing Rate: Residential Reclaimed Irrigation
Service Address: 558 AMALURRA TL
Service Period: 07/15/26 - 08/12/26 Reading Date: 08/12/26
Service Point: Reclaim Residential

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83794329	28	1345	Regular	3/4	8000 GAL

Basic Monthly Charge	$	18.90
Reclaimed Water Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $2.97)		23.76
Total Current Water Charges	$	48.66

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	283	2,312	2,061	74
Total Gallons Used	11,000	6,000	8,000	286

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
8/21/26	4175

Bill To:

Isles of Bartram Park CDD
Sarah Sweeting

Remit To:

Yuro & Associates, LLC
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081

P.O. Number	Work Order No.

Yuro & Assoc. - Job No.
Y26-1615

Comments	Contract Amount	Quantity	Previous Billed	Effort to Date	Amount Due
Isles of Bartram Park - Stormwater Inspection					
Stormwater inspection of ponds within the Isles of Bartram Park	4,200.00			100.00%	4,200.00

All work is complete!

Total **$4,200.00**

RECEIVED
By Tara Lee at 9:51 am, Aug 25, 2026

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 155
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		4,785.75	4,785.75
Website Administration - September 2026		105.00	105.00
Information Technology - September 2026		157.50	157.50
Dissemination Agent Services - September 2026		688.25	688.25
Office Supplies		0.42	0.42
Postage		10.92	10.92
Copies		108.15	108.15

Total	$5,855.99
Payments/Credits	$0.00
Balance Due	$5,855.99

RECEIVED
By Tara Lee at 8:18 am, Sep 08, 2026

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall

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

Invoice details
Invoice no.: 2031478
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

#	Product or service	Description	Qty	Amount
1.	**Maintenance Service**	Monthly Fountain Maintenance- August	1	$202.50
2.	**Chemicals**	Chemicals Added	1	$127.36
		Total		**$329.86**

Note to customer
Thank you for your business!

RECEIVED
By Tara Lee at 8:46 am, Sep 02, 2026

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall

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

Invoice details
Invoice no.: 2031568
Terms: Net 30
Invoice date: 09/10/2026
Due date: 10/10/2026

#	Product or service	Description	Qty	Amount
1.	**Maintenance Service**	Monthly Lake Maintenance	1	$2,400.00

Total **$2,400.00**

RECEIVED
By Tara Lee at 10:58 am, Sep 10, 2026

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Isles of Bartram Park CDD c/o GMS LLC		789138	08/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007864191	Aug 1- Aug 31, 2026	$283.24	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$283.24**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: SEPTEMBER 30, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
8/1/26	Balance Forward	$259.68
8/18/26	PAYMENT - THANK YOU	-$259.68

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/31/26-8/7/26	12416131	SAG St Augustine Record	Adopt Fiscal Year Proposed Budget	Adopt Fiscal Yr budg	$209.16
8/20/26	12482644	SAG St Augustine Record	AC meeting	AC meeting	$74.08

RECEIVED
By Tara Lee at 8:32 am, Sep 08, 2026

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	$283.24
Service Fee 3.99%	$11.30
*Cash/Check/ACH Discount	-$11.30
*Payment Amount by Cash/Check/ACH	$283.24
Payment Amount by Credit Card	$294.54

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Isles of Bartram Park CDD c/o GMS LLC		789138		0007864191		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$283.24	$0.00	$0.00	$0.00	$0.00	$0.00	**$283.24**

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

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL: 1-877-736-7612

TOTAL CREDIT CARD AMT DUE $294.54

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0000789138000000000000078641910002832467175

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/31/2026, 08/07/2026
SAG staugustine.com 07/31/2026, 08/07/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/07/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$209.16	
Tax Amount:	$0.00	
Payment Cost:	$209.16	
Order No:	12416131	# of Copies:
Customer No:	789138	1
PO #:	Adopt Fiscal Yr budg	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Isles of Bartram Park Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 28, 2026
TIME: 11:00 AM
LOCATION: Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.islesofbartrampark cdd.com.

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

USA TODAY CO.

LocaliQ

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
Suite 114
St Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 08/20/2026
SAG staugustine.com 08/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/20/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$74.08	
Tax Amount:	$0.00	
Payment Cost:	$74.08	
Order No:	12482644	# of Copies:
Customer No:	789138	1
PO #:	AC meeting	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF AUDIT COMMITTEE MEETING
ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on **Friday, August 28, 2026 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** Immediately following will be the regular meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

Vesta

Invoice

Invoice #	434431
Date	09/01/2026
Terms	Due on receipt
Due Date	09/01/2026
Memo	WGV - MANAGEMENT

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

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

Total 500.00

RECEIVED
By Tara Lee at 9:34 am, Sep 01, 2026

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1253962	8/31/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 30, 2026

Invoice Amount: $118.00

Description	Current Amount
August irrigation repairs - 2026	
Irrigation Repairs	$118.00

RECEIVED
By Tara Lee at 11:34 am, Sep 01, 2026

Invoice Total **$118.00**

IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1262966	9/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town Pl
Suite 114
St. Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2026

Invoice Amount: $3,243.93

Description	Current Amount
Monthly Landscape Maintenance September 2026	$3,243.93

RECEIVED
By Tara Lee at 1:50 pm, Sep 08, 2026

Invoice Total **$3,243.93**

IN COMMERCIAL LANDSCAPING

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

INVOICE

egis Insurance & Risk Advisors

Customer	Isles at Bartram Park Community Development District
Acct #	522
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information		
Invoice Summary	$	12,733.00
Payment Amount		
Payment for:	Invoice#33991	
100126240		

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

Thank You

Please detach and return with payment

Customer: Isles at Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
33991	10/01/2026	Renew policy	Policy #100126240 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	12,733.00

RECEIVED
SEP 16 2026
BY

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
By Tara Lee at 8:22 am, Sep 17, 2026

Total
$ 12,733.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accrelive Global Insurance Services LLC
[redacted]

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/14/2026

INVOICE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Celestina:Celestina Waterfall

Bill to

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

Invoice details

Invoice no.: 2031599
Terms: Net 30
Invoice date: 09/17/2026
Due date: 10/17/2026

#	Product or service	Description	Qty	Amount
1.	**Maintenance Service**	Monthly Fountain Maintenance- September	1	$202.50
2.	**Chemicals**	Chemicals Added	1	$91.92
		Total		**$294.42**

Note to customer

Thank you for your business!

RECEIVED
By Tara Lee at 9:39 am, Sep 18, 2026

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 9/15/2026

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of **05330**) (Reference JEA bill dated 9/15/2026)		$149.01
	Any questions please call Vesta WGV Office 904-747-0181		
		TOTAL AMOUNT DUE	**$149.01**

RECEIVED
By Tara Lee at 1:47 pm, Sep 24, 2026

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

JEA

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

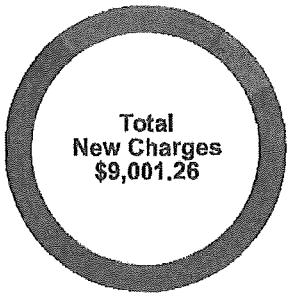
Account #: 1209880485	**Amount Due**
Bill Date: 09/15/26	**$9,001.26**
Cycle: 14	Do not pay. AutoPay will process your payment on 10/07/26.

TOTAL SUMMARY OF CHARGES

Electric	$	6,065.29
Water		1,784.66
Sewer		643.95
Irrigation		507.36
Total New Charges	$	**9,001.26**

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

Previous Balance	$	12,336.25
Payment(s) Received		-12,336.25
Balance Before New Charges		0.00
New Charges		9,001.26
Do not pay. AutoPay will process your payment on 10/07/26.	$	**9,001.26**



Electric $6,065.29
Water $1,784.66
Sewer $643.95
Irrigation $507.36

5300 - $6,065.29
5330 - $1,490.05 - 10% $149.00
5320 - $1,445.92
5335
↳ 10% 5330 $149.01

MESSAGES

Use ceiling fans during warmer months to help keep you cool. Fans can make you feel up to four degrees cooler.

If you ever receive a suspicious call or email claiming to be from JEA, do not share personal or payment information. Call (904) 665-6250 to verify before taking action.

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

Additional information on reverse side. →

JEA

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: **09/15/26**

Do not pay. AutoPay will process your payment on 10/07/26.	TOTAL AMOUNT PAID
$9,001.26	

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

Visit jea.com to:

- Pay Your Bill
- Manage Your Alerts
- Transfer Service
- 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 **Tel:**

Address:

City: **State:** **Zip Code:**

E-mail:

JEA

Phone: (904) 665-6000 Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
Bill Date: 09/15/26
Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
110 ANTILA WY APT LS01	W	$37.50	Reclaim Commercial	08/12/26 - 09/13/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86614801	32	1629	Regular	0 GAL

121 LACAILLE AV APT IR01	W	$79.41	Reclaim Commercial	08/12/26 - 09/13/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		41.91			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514058880	32	145	Regular	11000 GAL

123 CELESTA PY APT GATE	E	$898.67	Gate	08/13/26 - 09/14/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		522.69			
Tax Exempt Fuel Cost ($0.03771 per kWh)		289.31			
Taxable Fuel Cost ($0.00511 per kWh)		39.20			
Gross Receipts Tax		22.47			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
26189702	32	89231	Regular	7672 KWH

16 ORIANA CT APT FS01	E	$546.59	Commercial - Electric	08/13/26 - 09/14/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		311.90			
Tax Exempt Fuel Cost ($0.03771 per kWh)		172.64			
Taxable Fuel Cost ($0.00511 per kWh)		23.39			
Gross Receipts Tax		13.66			

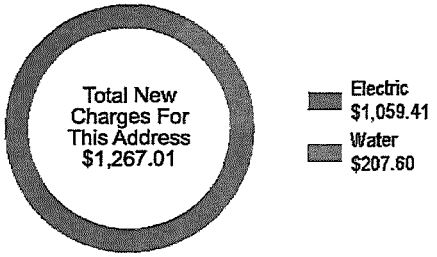
Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24827846	32	27678	Regular	4578 KWH

23 ANILA ST APT LS01	W	$37.50	Reclaim Commercial	08/12/26 - 09/13/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514058823	32	0	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
29 CELESTA PY APT IR01	E	$1,059.41	Area Light	08/13/26 - 09/14/26	Street and Area Light Rate
Detail Charges:74 Unit(s) 40W LED PT		552.78			
38 Unit(s) 72W LED PT		309.32			
Fuel Charge		99.21			
Gross Receipts Tax		24.65			
Florida State Sales Tax		73.45			
29 CELESTA PY APT IR01	W	$207.60	Reclaim Commercial	08/12/26 - 09/13/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		201.60			
Inspection Fee		6.00			

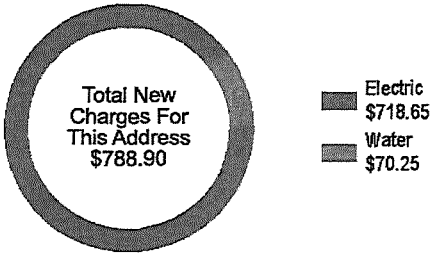
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
89006063	32	60073	Regular	0 GAL



33 CELESTA PY	E	$718.65	Commercial - Electric	08/13/26 - 09/14/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		414.91			
Tax Exempt Fuel Cost ($0.03771 per kWh)		229.65			
Taxable Fuel Cost ($0.00511 per kWh)		31.12			
Gross Receipts Tax		17.97			
33 CELESTA PY	W	$70.25	Commercial - Water	08/12/26 - 09/13/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			
Water Consumption Charge		52.02			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22953660	32	20214	Regular	6090 KWH
22953660	32	10.38	Regular	10.38 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514057774	32	553	Regular	17000 GAL



33 STARLIS PL	W	$102.29	Reclaim Residential	08/12/26 - 09/13/26	Residential Reclaimed Irrigation
Detail Charges:Basic Monthly Charge		18.90			
Reclaimed Water Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $2.97)		41.59			
Tier 2 Consumption (> 14 kgal @ $5.97)		35.80			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82196211	32	2466	Regular	20000 GAL

33 TALORI AV APT IR01	W	$37.50	Reclaim Commercial	08/12/26 - 09/13/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
78727792	32	4661	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	E	$2,460.84	Commercial - Electric	08/13/26 - 09/14/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		1,457.98			
Tax Exempt Fuel Cost ($0.03771 per kWh)		806.99			
Taxable Fuel Cost ($0.00511 per kWh)		109.35			
Gross Receipts Tax		61.52			
35 MANDARA WY	W	$206.13	Commercial - Water/Sewer	08/12/26 - 09/13/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		166.35			
Water Consumption Charge		39.78			
35 MANDARA WY	S	$643.95	Commercial - Water/Sewer	08/12/26 - 09/13/26	Commercial Sewer Service
Detail Charges:Basic Monthly Charge		576.74			
Sewer Usage Charge		67.21			
35 MANDARA WY	I	$507.36	Irrigation 1 - Commercial	08/12/26 - 09/13/26	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge		50.63			
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ $5.36 kgal)		428.79			
44 CALLIEL WY APT IR01	W	$815.14	Reclaim Commercial	08/12/26 - 09/13/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		63.00			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		692.79			
471 CELESTA PY APT IR01	E	$287.63	Irrigation 1 - Electric	08/13/26 - 09/14/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		144.91			
Tax Exempt Fuel Cost ($0.03771 per kWh)		80.21			
Taxable Fuel Cost ($0.00511 per kWh)		10.87			
Gross Receipts Tax		6.69			
Florida State Sales Tax		19.95			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22489790	32	46608	Regular	21400 KWH
22489790	32	1.02	Regular	40.80 KW

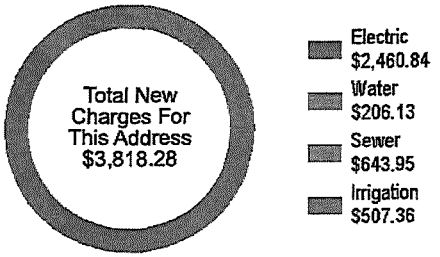
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101013572	32	148	Regular	13000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
101013572	32	148	Regular	13000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
100715201	32	1566	Regular	87000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86322464	32	10400	Regular	174000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24076345	32	25027	Regular	2127 KWH



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
56 CALLIEL WY APT IR01	E	$64.23	Irrigation 1 - Electric	08/13/26 - 09/14/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		20.44			
Tax Exempt Fuel Cost ($0.03771 per kWh)		11.31			
Taxable Fuel Cost ($0.00511 per kWh)		1.53			
Gross Receipts Tax		1.49			
Florida State Sales Tax		4.46			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
23650846	32	18788	Regular	300 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
57 SOLIS AV APT LS01	W	$173.11	Reclaim Commercial	08/12/26 - 09/13/26	Commercial Reclaimed Irrigation Service
Detail Charges:Basic Monthly Charge		31.50			
Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ $4.33)		82.26			

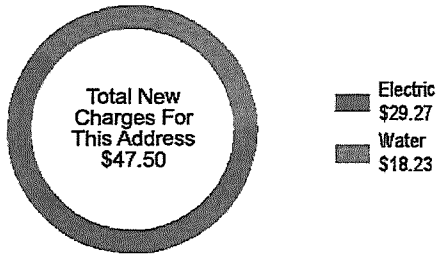
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514064521	32	384	Regular	33000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
65 DELANO ST	E	$29.27	Commercial - Electric	08/13/26 - 09/14/26	General Service
Detail Charges:Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		0.95			
Tax Exempt Fuel Cost ($0.03771 per kWh)		0.53			
Taxable Fuel Cost ($0.00511 per kWh)		0.07			
Gross Receipts Tax		0.68			
Florida State Sales Tax		2.04			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
14113889	32	3203	Regular	14 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
65 DELANO ST	W	$18.23	Commercial - Water	08/12/26 - 09/13/26	Commercial Water Service
Detail Charges:Basic Monthly Charge		18.23			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
79232848	32	0	Regular	0 GAL



Celestina North HOA, Inc

INVOICE

INVOICE DATE: 9/14/2026

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of **05330**) (Reference JEA bill dated 9/14/2026)		$223.13
	Any questions please call Vesta WGV Office 904-747-0181		
		TOTAL AMOUNT DUE	**$223.13**

RECEIVED
By Tara Lee at 1:48 pm, Sep 24, 2026

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

JEA

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

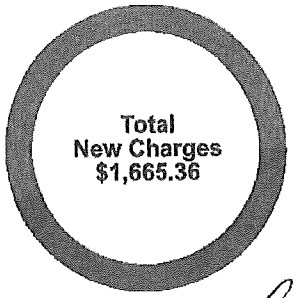
Account #: 6077096749	**Amount Due**
Bill Date: 09/14/26	**$1,665.36**
Cycle: 14	Do not pay. AutoPay will process your payment on 10/06/26.

TOTAL SUMMARY OF CHARGES

Electric	$	729.93
Water		935.43
Total New Charges	$	1,665.36

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

Previous Balance	$	1,475.37
Payment(s) Received		-1,475.37
Balance Before New Charges		0.00
New Charges		1,665.36
Do not pay. AutoPay will process your payment on 10/06/26.	$	1,665.36



MESSAGES

Use ceiling fans during warmer months to help keep you cool. Fans can make you feel up to four degrees cooler.

If you ever receive a suspicious call or email claiming to be from JEA, do not share personal or payment information. Call (904) 665-6250 to verify before taking action.

5800
5330
5320
-6335

2314 - 200

2114 · .06813 = 114.03682
2114 · .03771 = 79.6058
2114 · .00511 = 10.8025
65% · 7.22 = 1.693
65% · 21.53 = 13.9945

223.12267

→ Total 223.13

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

Additional information on reverse side. →

JEA

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 #: 6077096749 **Bill Date: 09/14/26**

Do not pay. AutoPay will process your payment on 10/06/26.	TOTAL AMOUNT PAID
$1,665.36	

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC
C O VESTA PROPERTY SERVICES
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE FL 32095-8824

Visit jea.com to:

Pay Your Bill | Manage Your Alerts | Transfer Service | 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 # 6077096749 **Tel:**

Address:

City: **State:** **Zip Code:**

E-mail:

JEA

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

Account #: 6077096749 Bill Date: 09/14/26 Cycle: 14

Phone: (904) 665-6000 Online: jea.com

WATER SERVICE

Billing Rate: Commercial Water Service
Service Address: 11 TIERRA CV
Service Period: 08/12/26 - 09/13/26 Reading Date: 09/13/26
Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82562079	32	1	Regular	3/4	0 GAL

Basic Monthly Charge	$	18.23
Total Current Water Charges	$	**18.23**

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
Service Address: 221 AMALURRA TL APT LS01
Service Period: 08/13/26 - 09/14/26 Reading Date: 09/14/26
Service Point: Area Light

32 Unit(s) 40W LED PT	$	239.04
3 Unit(s) 72W LED PT		24.42
Fuel Charge		26.93
Gross Receipts Tax		7.45
Florida State Sales Tax		22.19
Total Current Electric Charges	$	**320.03**

$23.72 of Fuel Cost is Tax Exempt

WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service
Service Address: 221 AMALURRA TL APT LS01
Service Period: 08/12/26 - 09/13/26 Reading Date: 09/13/26
Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83130993	32	664	Regular	1	21000 GAL

Basic Monthly Charge	$	31.50
Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35
Tier 2 Consumption (> 14 kgal @ $4.33)		30.30
Total Current Water Charges	$	**121.15**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 33 AMALURRA TL
Service Period: 08/13/26 - 09/14/26 Reading Date: 09/14/26
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22969907	32	44389	Regular	1	2314 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		157.65
Tax Exempt Fuel Cost ($0.03771 per kWh)		87.26
Taxable Fuel Cost ($0.00511 per kWh)		11.82
Gross Receipts Tax		7.22
Florida State Sales Tax		21.53
Total Current Electric Charges	$	**310.48**

ELECTRIC SERVICE

Billing Rate: Street and Area Light Rate
Service Address: 38 TIERRA CV APT ARLT
Service Period: 08/13/26 - 09/14/26 Reading Date: 09/14/26
Service Point: Area Light

11 Unit(s) 40W LED PT	$	82.17
Fuel Charge		8.05
Gross Receipts Tax		2.31
Florida State Sales Tax		6.89
Total Current Electric Charges	$	**99.42**

$7.09 of Fuel Cost is Tax Exempt

WATER SERVICE

Billing Rate: Commercial Reclaimed Irrigation Service
Service Address: 38 TIERRA CV APT LS01
Service Period: 08/12/26 - 09/13/26 Reading Date: 09/13/26
Service Point: Reclaim Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91402476	32	5300	Regular	1	167000 GAL

Basic Monthly Charge	$	31.50
Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $3.81)		53.35
Tier 2 Consumption (> 14 kgal @ $4.33)		662.48
Total Current Water Charges	$	**753.33**

JEA

CELESTINA NORTH NEIGHBORHOOD ASSOCIATION INC

Account #: 6077096749 Bill Date: 09/14/26 Cycle: 14

Phone: (904) 665-6000 Online: jea.com

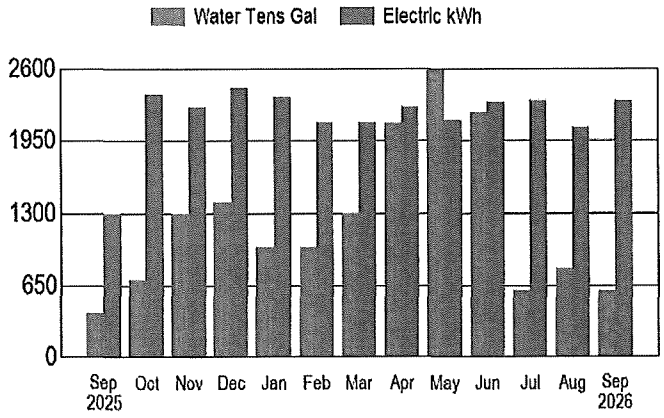
WATER SERVICE

Billing Rate: Residential Reclaimed Irrigation
Service Address: 558 AMALURRA TL
Service Period: 08/12/26 - 09/13/26 Reading Date: 09/13/26
Service Point: Reclaim Residential

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83794329	32	1351	Regular	3/4	6000 GAL

Basic Monthly Charge	$	18.90
Reclaimed Water Inspection Fee		6.00
Tier 1 Consumption (1-14 kgal @ $2.97)		17.82
Total Current Water Charges	$	**42.72**

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	1,297	2,061	2,314	72
Total Gallons Used	4,000	8,000	6,000	188

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. *30061*
Date *09/28/2026*

SERVICE **AMOUNT**

Project: Arbitrage - Series 2017 FYE 7/31/2026
Arbitrage Services

Arbitrage $ 600.00

RECEIVED
By Tara Lee at 10:25 am, Sep 28, 2026

Subtotal:	600.00
Total	600.00
Current Amount Due	$ 600.00

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

Payment due upon receipt.

KUTAK ROCK LLP

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

Federal ID 47-0597598

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

[redacted]

September 22, 2026

Notificati[redacted]

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

Invoice No. 3814895
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

05/04/26	W. Haber	0.20	47.00	Review agenda for May meeting
05/04/26	K. Jusevitch	0.40	48.00	Review agenda and update budget resolution; prepare rules of procedure package and correspond with district manager
05/08/26	J. Brown	0.20	90.00	Review minutes and follow-up
05/15/26	W. Haber	0.60	141.00	Prepare for and participate in Board meeting
05/21/26	A. Cox	0.60	72.00	Prepare work authorization and confer with Haber regarding same
05/25/26	W. Haber	0.20	47.00	Review and revise agreement with Yuro
05/26/26	A. Cox	1.60	192.00	Review proposal for lake management, prepare agreement and confer with Haber regarding same; prepare agreement for stormwater management inspection and confer with Haber regarding same; prepare update to revised rules of procedure and redline regarding same; prepare notice of FY 2027 budget hearing

				and confer with Haber regarding same
05/27/26	A. Cox	0.70	84.00	Prepare agreement for annual lake maintenance and confer with Haber regarding same
05/28/26	A. Cox	0.70	84.00	Prepare agreement for stormwater management and agreement for landscape irrigation maintenance and confer with Haber regarding same; prepare notice of FY 2027 budget hearing and confer with Haber regarding same
05/29/26	A. Cox	0.40	48.00	Disseminate agreement for annual lake maintenance to Sweeting
05/29/26	W. Haber	0.30	70.50	Review and revise agreement for pond maintenance
06/02/26	W. Haber	0.40	94.00	Review and revise agreement with Yuro & Associates and Yellowstone
06/03/26	A. Cox	0.80	96.00	Disseminate agreement for stormwater management inspection and agreement for landscape irrigation maintenance to Sweeting
06/04/26	A. Cox	1.00	120.00	Disseminate updated revised rules of procedure and redline version to Sanchez; prepare and disseminate notice of FY27 budget hearing to Sweeting
06/06/26	K. John	0.10	17.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/08/26	A. Cox	0.80	96.00	Prepare agreement for floating fountain maintenance and confer with Haber regarding same
06/18/26	A. Cox	0.40	48.00	Confer with Haber regarding agreement for floating fountain maintenance
06/22/26	A. Cox	0.40	48.00	Disseminate agreement for floating fountain maintenance to Sweeting
06/26/26	W. Haber	0.30	70.50	Review and revise budget notice

TOTAL HOURS	10.10	
TOTAL FOR SERVICES RENDERED		$1,513.50
TOTAL CURRENT AMOUNT DUE		$1,513.50

RECEIVED
By Tara Lee at 2:57 pm, Sep 24, 2026