

ISLES OF BARTRAM PARK
Community Development District

September 11, 2018

Isles of Bartram

Community Development District

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

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

September 4, 2018

Board of Supervisors
Isles of Bartram Park
Community Development District

Dear Board Members:

The audit committee meeting followed by the regular meeting of the Isles of Bartram Park Community Development District will be held **Tuesday, September 11, 2018 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 Board of Supervisors Meeting.

Audit Committee Meeting

- I. Roll Call
- II. Selection of Audit Evaluation Criteria
- III. Authorization to Issue Audit RFP
- IV. Other Business
- V. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the May 16, 2018 Meeting
- IV. Acceptance of Audit Committee Recommendations
- V. Ratification of Revised Engagement Letter for FY 2017 Financial Audit
- VI. Presentation of Fiscal Year 2017 Financial Audit
- VII. Public Hearing to Adopt the Budget for Fiscal Year 2019
 - A. Consideration of Resolution 2018-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2019
 - B. Consideration of Resolution 2018-05, Imposing Special Assessments and Certifying an Assessment Roll
- VIII. Consideration of Draft Developer Operations & Maintenance Funding Agreement
- IX. Other Business
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Consideration of Proposed FY19 Meeting Dates
- XI. Supervisors' Requests and Audience Comments

- XII. Financial Reports
 - A. Balance Sheet as of June 30, 2018 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
 - D. Approval of Funding Request No. 32
- XIII. Next Scheduled Meeting – TBD
- XVI. Adjournment

Prior to the regular business meeting will be the audit committee meeting. At this time the audit committee will select audit evaluation criteria and issue the audit RFP.

Minutes from the May 16, 2018 meeting are enclosed for your review.

The fourth order of business is the acceptance of audit committee recommendations.

The fifth order of business is the ratification of revised engagement letter for FY 2017 financial audit. A copy of the letter is enclosed for your review.

The sixth order of business is the consideration of FY 17 Financial Audit. A copy of the audit is enclosed for your review.

The seventh order of business is a public hearing to adopt the budget for fiscal year 2019. First, the Board will consider resolution 2018-04, relating to annual appropriations and adopting the budget for fiscal year 2019. Next, the Board will consider resolution 2018-05, imposing special assessments and certifying an assessment roll. Copies of the resolutions are enclosed for your review.

The eighth order of business is the consideration of draft developer Operations & Maintenance funding agreement. A copy of the agreement is enclosed for your review.

Listed under manager reports is a consideration of the proposed FY19 meeting dates. A copy of the proposed meeting dates is enclosed for your review.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, check register and funding request are enclosed for your review.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

James Oliver

James Oliver
District Manager
cc: Wes Haber
Darrin Mossing
Jennifer Gillis

AGENDA

Isles of Bartram Park Community Development District Agenda

Tuesday
September 11, 2018
11:00 a.m.

Office of GMS
475 West Town Place, Suite 114
St. Augustine, FL 32092
islesofbartramparkcdd.com
Call In # 800-264-8432 Code 9694032

Audit Committee Meeting

- I. Roll Call
- II. Selection of Audit Evaluation Criteria
- III. Authorization to Issue Audit RFP
- IV. Other Business
- V. Adjournment

Regular Meeting

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- VIII. Consideration of Draft Developer Operations & Maintenance Funding Agreement
- IX. Other Business
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Consideration of Proposed FY19 Meeting Dates
- XI. Supervisors' Requests and Audience Comments
- XII. Financial Reports
 - A. Balance Sheet as of July 31, 2018 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
 - D. Approval of Funding Request No. 32
- XIII. Next Scheduled Meeting – TBD
- XIV. Adjournment

MINUTES

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 Wednesday, May 16, 2018 at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Brad England	Vice Chairman
Chris Mayo	Supervisor
Mike Della Penta	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Matt Maggiore	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Audience Comment

There were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Acceptance of Minutes from the February 13, 2018 Special Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes from the February 13, 2018 special meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Minutes of the February 13, 2018 Special Meeting were accepted.

FOURTH ORDER OF BUSINESS

Approval of Minutes from the February 21, 2018 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the February 21, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Minutes of the February 21, 2018 were approved.

FIFTH ORDER OF BUSINESS**Selection of Audit Committee**

Mr. Oliver stated we are required to go out to RFP to select an auditor each year. Typically, we have the board of supervisors serve as the audit committee. At the next board meeting we will have an audit committee meeting and we will bring evaluation criteria for audit committee approval.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Entire Board of Supervisors to Serve as the Audit Committee was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2018-02, Approving Fiscal Year 2019 Proposed Budget & Setting a Date for Public Hearing for Adoption**

Mr. Oliver stated included in your agenda package is Resolution 2018-02, Approving the Fiscal Year 2019 proposed budget and setting a date for the public hearing. I recommend holding it at your regular meeting on August 15, 2018.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor Resolution 2018-02 Approving Fiscal Year 2019 Proposed Budget & Setting a Public Hearing Date of August 15, 2018 at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal for Professional Services Related to the Preparation of a Public Facilities Report by England, Thims & Miller, Inc.**

Mr. Oliver stated included in your agenda package is a proposal for professional services related to the preparation of a public facilities report by England, Thims & Miller, Inc. The proposal is in the amount of \$2,500.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Proposal for Professional Services Related to the Preparation of a Public Facilities Report by England, Thims & Miller, Inc. was approved.

EIGHTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

1. Report on the Number of Registered Voters (226)

Mr. Oliver stated included in your agenda package is a letter from the supervisor of election informing us there are 226 registered voters in the District.

2. Consideration of Proposed Fiscal Year 2019 Meeting Dates

This item was tabled.

3. Consideration of Resolution 2018-03, Designation of Landowners Meeting Date

Mr. Oliver stated Resolution 2018-03 is designating a date for the landowner's election. There are three seats up for election. We are proposing November 6, 2018 at 11:00 a.m. at this location.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor Resolution 2018-03 Designation of Landowners Meeting Date to be November 6, 2018 at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092 was approved.

TENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Financial Reports**

A. Balance Sheet as of April 30, 2017 and Statement of Revenues & Expenditures

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement.

B. Assessment Receipt Schedule

Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is a check register.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Check Register was approved.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 15, 2018 at
11:00 a.m. at the Offices of GMS**

Mr. Oliver stated the next meeting is scheduled for August 15, 2018 at 11:00 a.m. at this office.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, or respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

FIFTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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May 23, 2018

Board of Supervisors
Isles of Bartram Park Community Development District
c/o GMS, LLC
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, 2017. 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, 2017. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2017 audit.

Accounting standards 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 for the general fund

Audit Objectives

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

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

financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

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

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.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us 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 the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

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 Controls

Our audit will include obtaining an understanding of the District 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, if applicable. 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*.

Audit Administration, Fees, and Other

We understand that your employees will prepare all 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.

Our fee for these services will not exceed \$5,400 for the September 30, 2017 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The District may terminate this agreement upon 60 days written notice, provided the District must still compensate Grau & Associates for all work completed to-date.

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.

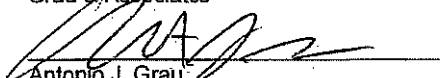
This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will 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 2016 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 significant terms of our 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: 

Title: District Manager

Date: June 13, 2018



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was compiled with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in dark ink, appearing to read "Anita Ford", written over a horizontal line.

Anita Ford, CPA
AICPA Peer Review Board
2016

SIXTH ORDER OF BUSINESS

**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2017**

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

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

✓ In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 28, 2018, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

 & Association

June 28, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,476,675).
- The change in the District's total net position in comparison with the prior fiscal year was (\$134,215), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$5,676,446, an increase of \$5,161,721 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2017	2016
Assets, excluding capital assets	\$ 5,744,307	\$ 525,310
Capital assets, net of depreciation	1,954,969	1,954,969
Total assets	7,699,276	2,480,279
Liabilities, excluding long-term liabilities	204,327	149,057
Long-term liabilities	11,971,624	6,673,682
Total liabilities	12,175,951	6,822,739
Net Position		
Net investment in capital assets	(5,042,309)	(4,718,713)
Restricted	555,987	366,458
Unrestricted	9,647	9,795
Total net position	\$ (4,476,675)	\$ (4,342,460)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to bond issue costs.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2017	2016
Revenues:		
Program revenues		
Charges for services	\$ 572,390	\$ 441,269
Operating grants and contributions	21,158	97,059
Capital grants and contributions	491	90,535
General revenues	600	-
Total revenues	594,639	628,863
Expenses:		
General government	94,779	86,830
Maintenance and operations	38,844	8,322
Interest on long-term debt	327,580	302,715
Bond issue costs	267,651	302,125
Conveyance of infrastructure	-	279,219
Total expenses	728,854	979,211
Change in net position	(134,215)	(350,348)
Net position - beginning	(4,342,460)	(3,992,112)
Net position - ending	\$ (4,476,675)	\$ (4,342,460)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$728,854. The costs of the District's activities were partially funded by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The decrease in program revenues is the result of the District recognizing more Developer contributions in the prior fiscal year. The decrease in current fiscal year expenses is primarily due to the conveyance of infrastructure which occurred in the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2017, the District had \$1,954,969 invested in capital assets for its governmental activities. No depreciation has been taken as none of the assets have been placed in service as of fiscal year end. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2017, the District had \$11,960,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District anticipates that the operations will increase as the infrastructure is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

	Governmental Activities
ASSETS	
Cash	\$ 3,528
Assessments receivable	3,381
Due from Developer	21,100
Prepays	5,750
Restricted assets:	
Investments	5,710,548
Capital assets:	
Nondepreciable	1,954,969
Total assets	<u>7,699,276</u>
LIABILITIES	
Accounts payable	67,861
Accrued interest payable	136,466
Non-current liabilities:	
Due within one year	110,000
Due in more than one year	11,861,624
Total liabilities	<u>12,175,951</u>
NET POSITION	
Net investment in capital assets	(5,042,309)
Restricted for debt service	555,987
Unrestricted	9,647
Total net position	<u>\$ (4,476,675)</u>

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 94,779	\$ 94,779	\$ 21,100	\$ -	\$ 21,100
Maintenance and operations	38,844	16,996	-	491	(21,357)
Interest on long-term debt	327,580	460,615	58	-	133,093
Bond issue costs	267,651	-	-	-	(267,651)
Total governmental activities	728,854	572,390	21,158	491	(134,815)
		General revenues:			
		Miscellaneous			600
		Total general revenues			600
		Change in net position			(134,215)
		Net position - beginning			(4,342,460)
		Net position - ending			<u>\$ (4,476,675)</u>

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 3,528	\$ -	\$ -	\$ 3,528
Investments	-	689,702	5,020,846	5,710,548
Assessments receivable	673	2,708	-	3,381
Due from Developer	21,100	-	-	21,100
Due from other funds	-	43	-	43
Prepays	5,750	-	-	5,750
Total assets	<u>\$ 31,051</u>	<u>\$ 692,453</u>	<u>\$ 5,020,846</u>	<u>\$ 5,744,350</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 21,361	\$ -	\$ 46,500	\$ 67,861
Due to other funds	43	-	-	43
Total liabilities	<u>21,404</u>	<u>-</u>	<u>46,500</u>	<u>67,904</u>
Fund balances:				
Nonspendable:				
Prepays	5,750	-	-	5,750
Restricted for:				
Debt service	-	692,453	-	692,453
Capital projects	-	-	4,974,346	4,974,346
Unassigned	3,897	-	-	3,897
Total fund balances	<u>9,647</u>	<u>692,453</u>	<u>4,974,346</u>	<u>5,676,446</u>
Total liabilities and fund balances	<u>\$ 31,051</u>	<u>\$ 692,453</u>	<u>\$ 5,020,846</u>	<u>\$ 5,744,350</u>

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

Fund balance - governmental funds \$ 5,676,446

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

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

Cost of capital assets	1,954,969	
Accumulated depreciation	-	1,954,969

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

Accrued interest payable	(136,466)	
Bonds payable, net of premiums/discounts	(11,971,624)	(12,108,090)
Net position of governmental activities	\$ (4,476,675)	

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 111,775	\$ 460,615	\$ -	\$ 572,390
Developer contributions	21,100	-	-	21,100
Interest	-	58	491	549
Miscellaneous revenues	600	-	-	600
Total revenues	133,475	460,673	491	594,639
EXPENDITURES				
Current:				
General government	94,779	-	-	94,779
Maintenance and operations	38,844	-	-	38,844
Debt Service:				
Principal	-	110,000	-	110,000
Interest	-	329,925	-	329,925
Bond issue costs	-	-	267,651	267,651
Total expenditures	133,623	439,925	267,651	841,199
Excess (deficiency) of revenues over (under) expenditures	(148)	20,748	(267,160)	(246,560)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	172,275	5,172,725	5,345,000
Original issuance premium	-	-	63,281	63,281
Total other financing sources (uses)	-	172,275	5,236,006	5,408,281
Net change in fund balances	(148)	193,023	4,968,846	5,161,721
Fund balances - beginning	9,795	499,430	5,500	514,725
Fund balances - ending	\$ 9,647	\$ 692,453	\$ 4,974,346	\$ 5,676,446

See notes to the financial statements

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Net change in fund balances - total governmental funds	\$ 5,161,721
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(5,345,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(63,281)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	110,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	2,006
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	339
Change in net position of governmental activities	<u>\$ (134,215)</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2017, four of the Board members are affiliated with Standard Pacific of Florida (the "Developer").

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

The capital projects fund is used to account for the costs of major infrastructure acquired by the District and also to accumulate capital reserves for future maintenance costs and capital projects.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

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

Long-Term Obligations

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

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

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2017:

	Amortized Cost	Credit Risk	Maturities
Fidelity Investment Treasury 1 695	\$ 5,710,548	N/A	N/A
	<u>\$ 5,710,548</u>		

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

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ 1,954,969	\$ -	\$ -	\$ 1,954,969
Total capital assets, not being depreciated	1,954,969	-	-	1,954,969
Governmental activities capital assets, net	\$ 1,954,969	\$ -	\$ -	\$ 1,954,969

The improvements intended to serve the District's residents have been estimated at a total cost of approximately \$20,508,000. The improvements will include stormwater facilities (ponds), stormwater collection systems, the JEA wet utilities (water, sewer, reuse), and the Entry Road and Race Tract Road intersection improvements. A portion of the improvements costs is expected to be financed with the proceeds from the Series 2015 and 2017 Bonds with the remainder to be funded by the Developer and conveyed to the District.

The long term ownership and maintenance of the District-funded improvements will only encompass the stormwater facilities, stormwater collection system and the entry features (signage, hardscape, landscape, irrigation and lighting). The other District-funded construction elements (JEA wet utilities, the Entry Road and the Race Track Road improvements) will be dedicated over to other governmental agencies (St. Johns county or JEA) for ownership and long term maintenance.

NOTE 6 – LONG-TERM LIABILITIES

Series 2015

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

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2015 (Continued)

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2017.

Series 2017

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

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2017.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2017 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 6,725,000	\$ -	\$ 110,000	\$ 6,615,000	\$ 110,000
Less: original issue discount	51,318	-	1,770	49,548	-
Series 2017	-	5,345,000	-	5,345,000	-
Plus: original issue premium	-	63,281	2,109	61,172	-
Total	<u>\$ 6,673,682</u>	<u>\$ 5,408,281</u>	<u>\$ 110,339</u>	<u>\$ 11,971,624</u>	<u>\$ 110,000</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2017, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2018	\$ 110,000	\$ 492,710	\$ 602,710
2019	165,000	567,610	732,610
2020	215,000	559,932	774,932
2021	225,000	551,160	776,160
2022	230,000	542,081	772,081
2023-2027	1,330,000	2,553,831	3,883,831
2028-2032	1,655,000	2,215,914	3,870,914
2033-2037	2,090,000	1,764,334	3,854,334
2038-2042	2,655,000	1,180,469	3,835,469
2043-2047	2,960,000	427,737	3,387,737
2048	325,000	8,125	333,125
Total	\$ 11,960,000	\$ 10,863,903	\$ 22,823,903

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$21,100 which includes a receivable of \$21,100 at September 30, 2017.

In addition, the Developer remitted debt assessments of \$157,215 to the District during the current fiscal year.

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

NOTE 11 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$120,000 of the Series 2015 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Acquisition of Improvements

Subsequent to fiscal year end, the District paid the Developer \$4,968,356 in order to acquire improvements valued at \$5,186,128. The excess of the value of the improvements above what the District paid of \$217,772 represents a Developer contribution.

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Budgeted Amount Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 110,974	\$ 111,775	\$ 801
Developer contributions	90,466	21,100	(69,366)
Miscellaneous income	-	600	600
Total revenues	<u>201,440</u>	<u>133,475</u>	<u>(67,965)</u>
EXPENDITURES			
Current:			
General government	100,140	94,779	5,361
Maintenance and operations	101,300	38,844	62,456
Total expenditures	<u>201,440</u>	<u>133,623</u>	<u>67,817</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(148)	<u>\$ (148)</u>
Fund balance - beginning		<u>9,795</u>	
Fund balance - ending		<u>\$ 9,647</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 28, 2018.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

D. Lee & Associates

June 28, 2018



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

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

We have examined Isles of Bartram Park Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2017. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

✓ In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2017.

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

Grau & Associates

June 28, 2018



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Isles of Bartram Park Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated June 28, 2018.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 28, 2018, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 28, 2018

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

✓ None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

✓ None

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

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

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

✓ There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2016.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2017.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2017.

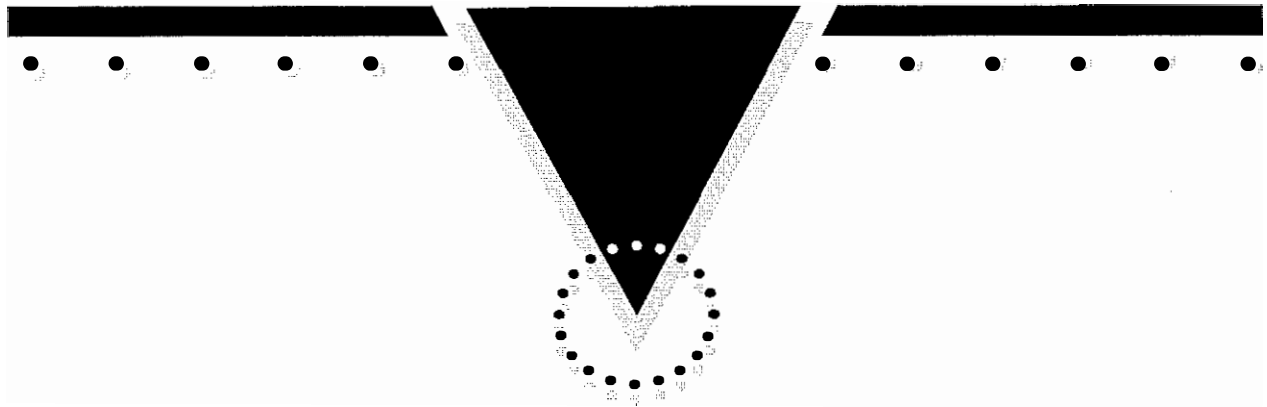
4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2017 financial audit report.

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

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

SEVENTH ORDER OF BUSINESS



*Isles of Bartram Park
Community Development District*

Approved Budget

FY 2019

August 15, 2018



Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET

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GENERAL FUND BUDGET

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Isles of Bartram Park

Community Development District

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual YTD 7/31/18</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
<u>Revenues</u>					
<i>Developer Contributions</i>	\$90,466	\$54,673	\$35,793	\$90,466	\$58,859
<i>Assessments - Tax Roll</i>	\$74,619	\$75,164	\$0	\$75,164	\$106,827
<i>Assessments - Direct</i>	\$36,355	\$27,266	\$9,089	\$36,355	\$36,355
<i>Total Revenues</i>	\$201,440	\$157,103	\$44,882	\$201,985	\$202,040
<u>Expenditures</u>					
<u>Administrative</u>					
<i>Supervisors Fees</i>	\$0	\$0	\$0	\$0	\$0
<i>FICA</i>	\$0	\$0	\$0	\$0	\$0
<i>Engineering</i>	\$6,000	\$3,180	\$636	\$3,816	\$6,000
<i>Dissemination</i>	\$3,500	\$5,933	\$1,187	\$7,120	\$3,500
<i>Arbitrage</i>	\$0	\$600	\$600	\$1,200	\$600
<i>Assessment Roll</i>	\$5,000	\$5,000	\$0	\$5,000	\$5,000
<i>Attorney</i>	\$20,000	\$6,544	\$1,309	\$7,853	\$20,000
<i>Annual Audit</i>	\$2,300	\$4,900	\$0	\$4,900	\$2,300
<i>Trustee Fees</i>	\$6,500	\$4,000	\$2,500	\$6,500	\$6,500
<i>Management Fees</i>	\$45,000	\$37,500	\$7,500	\$45,000	\$45,000
<i>Information Technology</i>	\$1,600	\$1,333	\$267	\$1,600	\$1,600
<i>Telephone</i>	\$150	\$72	\$14	\$87	\$150
<i>Postage</i>	\$500	\$111	\$22	\$133	\$500
<i>Insurance</i>	\$5,665	\$5,750	\$0	\$5,750	\$5,665
<i>Printing & Binding</i>	\$1,300	\$672	\$134	\$806	\$1,300
<i>Legal Advertising</i>	\$2,000	\$392	\$78	\$470	\$2,000
<i>Other Current Charges</i>	\$250	\$0	\$0	\$0	\$250
<i>Office Supplies</i>	\$200	\$87	\$17	\$104	\$200
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<i>Total Administrative</i>	\$100,140	\$76,249	\$14,265	\$90,513	\$100,740
<u>Field</u>					
<i>Landscape Maintenace</i>	\$52,000	\$36,172	\$7,234	\$43,407	\$52,000
<i>Lake Maintenance</i>	\$14,000	\$19,730	\$3,946	\$23,676	\$14,000
<i>Waterfall/Entry Pond Maintenance</i>	\$5,400	\$5,400	\$0	\$5,400	\$5,400
<i>Lake Fountains Maintenance</i>	\$1,400	\$4,149	\$830	\$4,979	\$1,400
<i>Management</i>	\$6,000	\$5,000	\$1,000	\$6,000	\$6,000
<i>Utilities</i>	\$20,000	\$0	\$5,000	\$5,000	\$20,000
<i>General Maintenance</i>	\$2,500	\$0	\$625	\$625	\$2,500
<i>Total Field</i>	\$101,300	\$70,451	\$18,635	\$89,087	\$101,300
<i>Total Expenditures</i>	\$201,440	\$146,700	\$32,900	\$179,600	\$202,040
<i>Excess Revenues/(Expenditures)</i>	\$0	\$10,403	\$11,982	\$22,385	(\$0)

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions/ Assessments

The District will enter into a Funding Agreement with the Developer and levy maintenance assessments to Fund the General Fund expenditures the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Dissemination Fees

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

Assessment Roll

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

Attorney

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

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

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

Management Fees

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

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

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

Field:

Landscape Maintenance

The District will contract with a vendor to provide landscaping and irrigation maintenance services to all the common areas within the District.

Lake Maintenance

The District will contract with vendor to provide monthly water management services to all the lakes throughout the District.

Waterfall Maintenance

The District has contracted with Crystal Clean to provide maintenance services to waterfalls and pond at community entrance.

Lake Fountains Maintenance

The District has contracted with Crystal Clean to provide maintenance of fountains in lakes.

Management Company

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

Utilities

Estimated cost for electric and water provided by utility company.

General Maintenance

Estimated cost for general maintenance services of the district.

Isles of Bartram Park
Community Development District

Debt Service Fund
Series 2015

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 7/31/18</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
Revenues					
<i>Assessments</i>	\$441,269	\$562,143	\$0	\$562,143	\$441,269
<i>Bonds Proceeds</i>	\$100	\$0	\$100	\$100	\$100
<i>Carry Forward Surplus*</i>	\$280,240	\$278,769	\$0	\$278,769	\$280,240
Total Revenues	\$721,609	\$840,912	\$100	\$841,012	\$721,609
Expenditures					
<u>Series 2007</u>					
<i>Interest - 11/01</i>	\$163,759	\$166,166	\$0	\$166,166	\$160,916
<i>Principal - 11/01</i>	\$110,000	\$230,000	\$0	\$230,000	\$115,000
<i>Interest - 05/01</i>	\$161,353	\$160,916	\$0	\$160,916	\$158,400
Total Expenditures	\$435,112	\$557,082	\$0	\$557,082	\$434,316
Excess Revenues	\$286,497	\$283,830	\$100	\$283,930	\$287,293

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

<i>11/1/18 Interest</i>	\$161,353
<i>11/1/18 Principal</i>	\$115,000
	\$276,353

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	141	\$1,205	\$169,905
73'	90	\$1,388	\$124,920
83'	82	\$1,458	\$119,556
90'	35	\$1,572	\$55,020
Total	348		\$469,401
Less: Discounts & Collections (6%)			\$28,141
Net Annual Assesment			\$441,260

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
5/1/18	\$ 6,505,000	\$ -	\$ 160,916	\$ -
11/1/18	\$ 6,505,000	\$ 115,000	\$ 160,916	\$ 436,831
5/1/19	\$ 6,390,000	\$ -	\$ 158,400	\$ -
11/1/19	\$ 6,390,000	\$ 120,000	\$ 158,400	\$ 436,800
5/1/20	\$ 6,270,000	\$ -	\$ 155,775	\$ -
11/1/20	\$ 6,270,000	\$ 125,000	\$ 155,775	\$ 436,550
5/1/21	\$ 6,145,000	\$ -	\$ 153,041	\$ -
11/1/21	\$ 6,145,000	\$ 130,000	\$ 153,041	\$ 436,081
5/1/22	\$ 6,015,000	\$ -	\$ 150,197	\$ -
11/1/22	\$ 6,015,000	\$ 140,000	\$ 150,197	\$ 440,394
5/1/23	\$ 5,875,000	\$ -	\$ 147,244	\$ -
11/1/23	\$ 5,875,000	\$ 145,000	\$ 147,244	\$ 439,488
5/1/24	\$ 5,730,000	\$ -	\$ 144,181	\$ -
11/1/24	\$ 5,730,000	\$ 150,000	\$ 144,181	\$ 438,363
5/1/25	\$ 5,580,000	\$ -	\$ 141,009	\$ -
11/1/25	\$ 5,580,000	\$ 155,000	\$ 141,009	\$ 437,019
5/1/26	\$ 5,425,000	\$ -	\$ 137,728	\$ -
11/1/26	\$ 5,425,000	\$ 165,000	\$ 137,728	\$ 440,456
5/1/27	\$ 5,260,000	\$ -	\$ 133,603	\$ -
11/1/27	\$ 5,260,000	\$ 170,000	\$ 133,603	\$ 437,206
5/1/28	\$ 5,090,000	\$ -	\$ 129,353	\$ -
11/1/28	\$ 5,090,000	\$ 180,000	\$ 129,353	\$ 438,706
5/1/29	\$ 4,910,000	\$ -	\$ 124,853	\$ -
11/1/29	\$ 4,910,000	\$ 190,000	\$ 124,853	\$ 439,706
5/1/30	\$ 4,720,000	\$ -	\$ 120,103	\$ -
11/1/30	\$ 4,720,000	\$ 200,000	\$ 120,103	\$ 440,206
5/1/31	\$ 4,520,000	\$ -	\$ 115,103	\$ -
11/1/31	\$ 4,520,000	\$ 210,000	\$ 115,103	\$ 440,206
5/1/32	\$ 4,310,000	\$ -	\$ 109,853	\$ -
11/1/32	\$ 4,310,000	\$ 220,000	\$ 109,853	\$ 439,706
5/1/33	\$ 4,090,000	\$ -	\$ 104,353	\$ -
11/1/33	\$ 4,090,000	\$ 230,000	\$ 104,353	\$ 438,706
5/1/34	\$ 3,860,000	\$ -	\$ 98,603	\$ -
11/1/34	\$ 3,860,000	\$ 240,000	\$ 98,603	\$ 437,206
5/1/35	\$ 3,620,000	\$ -	\$ 92,603	\$ -
11/1/35	\$ 3,620,000	\$ 255,000	\$ 92,603	\$ 440,206

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 3,365,000	\$ -	\$ 86,228	\$ -
11/1/36	\$ 3,365,000	\$ 265,000	\$ 86,228	\$ 437,456
5/1/37	\$ 3,100,000	\$ -	\$ 79,438	\$ -
11/1/37	\$ 3,100,000	\$ 280,000	\$ 79,438	\$ 438,875
5/1/38	\$ 2,820,000	\$ -	\$ 72,263	\$ -
11/1/38	\$ 2,820,000	\$ 295,000	\$ 72,263	\$ 439,525
5/1/39	\$ 2,525,000	\$ -	\$ 64,703	\$ -
11/1/39	\$ 2,525,000	\$ 310,000	\$ 64,703	\$ 439,406
5/1/40	\$ 2,215,000	\$ -	\$ 56,759	\$ -
11/1/40	\$ 2,215,000	\$ 325,000	\$ 56,759	\$ 438,519
5/1/41	\$ 1,890,000	\$ -	\$ 48,431	\$ -
11/1/41	\$ 1,890,000	\$ 340,000	\$ 48,431	\$ 436,863
5/1/42	\$ 1,550,000	\$ -	\$ 39,719	\$ -
11/1/42	\$ 1,550,000	\$ 360,000	\$ 39,719	\$ 439,438
5/1/43	\$ 1,190,000	\$ -	\$ 30,494	\$ -
11/1/43	\$ 1,190,000	\$ 380,000	\$ 30,494	\$ 440,988
5/1/44	\$ 810,000	\$ -	\$ 20,756	\$ -
11/1/44	\$ 810,000	\$ 395,000	\$ 20,756	\$ 436,513
5/1/45	\$ 415,000	\$ -	\$ 10,634	\$ -
11/1/45	\$ 415,000	\$ 415,000	\$ 10,634	\$ 436,269
Totals		\$ 6,725,000	\$ 6,428,845	\$ 13,153,845

Isles of Bartram Park

Community Development District

Debt Service Fund

Series 2017

Description	Adopted Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Approved Budget FY 2019
Revenues					
Assessments	\$0	\$172,396	\$174,147	\$174,147	\$340,544
Interest Income	\$0	\$1,552	\$895	\$2,447	\$1,000
Carry Forward Surplus*	\$0	\$0	\$174,147	\$174,147	\$174,147
Total Revenues	\$0	\$173,948	\$349,189	\$350,741	\$515,691

Expenditures

Series 2007

Interest - 11/01	\$0	\$0	\$0	\$0	\$124,147
Principal - 11/01	\$0	\$0	\$0	\$0	\$50,000
Interest - 05/01	\$0	\$167,598	\$0	\$167,598	\$123,272
Total Expenditures	\$0	\$167,598	\$0	\$167,598	\$297,419
Excess Revenues	\$0	\$6,350	\$349,189	\$183,143	\$218,272

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

11/1/19 Interest	\$123,272
11/1/19 Principal	\$95,000
	\$218,272

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	88	\$1,205.16	\$106,054.08
73'	92	\$1,388.90	\$127,778.80
83'	47	\$1,458.02	\$68,526.94
90'	41	\$1,571.60	\$64,435.60
Total	268		\$366,795
Less: Discounts & Collections (6%)			\$22,008
Net Annual Assessment			\$344,788

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2017, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
8/28/17	\$ 5,345,000	\$ -	\$ -	\$ -
5/1/18	\$ 5,345,000	\$ -	\$ 167,598	\$ -
11/1/18	\$ 5,295,000	\$ 50,000	\$ 124,147	\$ 341,745
5/1/19	\$ 5,295,000	\$ -	\$ 123,272	\$ -
11/1/19	\$ 5,200,000	\$ 95,000	\$ 123,272	\$ 341,544
5/1/20	\$ 5,200,000	\$ -	\$ 121,609	\$ -
11/1/20	\$ 5,100,000	\$ 100,000	\$ 121,609	\$ 343,219
5/1/21	\$ 5,100,000	\$ -	\$ 119,859	\$ -
11/1/21	\$ 5,000,000	\$ 100,000	\$ 119,859	\$ 339,719
5/1/22	\$ 5,000,000	\$ -	\$ 118,109	\$ -
11/1/22	\$ 4,895,000	\$ 105,000	\$ 118,109	\$ 341,219
5/1/23	\$ 4,895,000	\$ -	\$ 116,272	\$ -
11/1/23	\$ 4,785,000	\$ 110,000	\$ 116,272	\$ 342,544
5/1/24	\$ 4,785,000	\$ -	\$ 114,072	\$ -
11/1/24	\$ 4,670,000	\$ 115,000	\$ 114,072	\$ 343,144
5/1/25	\$ 4,670,000	\$ -	\$ 111,772	\$ -
11/1/25	\$ 4,550,000	\$ 120,000	\$ 111,772	\$ 343,544
5/1/26	\$ 4,550,000	\$ -	\$ 109,372	\$ -
11/1/26	\$ 4,425,000	\$ 125,000	\$ 109,372	\$ 343,744
5/1/27	\$ 4,425,000	\$ -	\$ 106,872	\$ -
11/1/27	\$ 4,295,000	\$ 130,000	\$ 106,872	\$ 343,744
5/1/28	\$ 4,295,000	\$ -	\$ 104,272	\$ -
11/1/28	\$ 4,160,000	\$ 135,000	\$ 104,272	\$ 343,544
5/1/29	\$ 4,160,000	\$ -	\$ 101,150	\$ -
11/1/29	\$ 4,020,000	\$ 140,000	\$ 101,150	\$ 342,300
5/1/30	\$ 4,020,000	\$ -	\$ 97,913	\$ -
11/1/30	\$ 3,875,000	\$ 145,000	\$ 97,913	\$ 340,825
5/1/31	\$ 3,875,000	\$ -	\$ 94,559	\$ -
11/1/31	\$ 3,720,000	\$ 155,000	\$ 94,559	\$ 344,119
5/1/32	\$ 3,720,000	\$ -	\$ 90,975	\$ -
11/1/32	\$ 3,560,000	\$ 160,000	\$ 90,975	\$ 341,950
5/1/33	\$ 3,560,000	\$ -	\$ 87,275	\$ -
11/1/33	\$ 3,390,000	\$ 170,000	\$ 87,275	\$ 344,550
5/1/34	\$ 3,390,000	\$ -	\$ 83,344	\$ -
11/1/34	\$ 3,215,000	\$ 175,000	\$ 83,344	\$ 341,688
5/1/35	\$ 3,215,000	\$ -	\$ 79,297	\$ -
11/1/35	\$ 3,030,000	\$ 185,000	\$ 79,297	\$ 343,594

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 3,030,000	\$ -	\$ 75,019	\$ -
11/1/36	\$ 2,840,000	\$ 190,000	\$ 75,019	\$ 340,038
5/1/37	\$ 2,840,000	\$ -	\$ 70,625	\$ -
11/1/37	\$ 2,640,000	\$ 200,000	\$ 70,625	\$ 341,250
5/1/38	\$ 2,640,000	\$ -	\$ 66,000	\$ -
11/1/38	\$ 2,430,000	\$ 210,000	\$ 66,000	\$ 342,000
5/1/39	\$ 2,430,000	\$ -	\$ 60,750	\$ -
11/1/39	\$ 2,210,000	\$ 220,000	\$ 60,750	\$ 341,500
5/1/40	\$ 2,210,000	\$ -	\$ 55,250	\$ -
11/1/40	\$ 1,980,000	\$ 230,000	\$ 55,250	\$ 340,500
5/1/41	\$ 1,980,000	\$ -	\$ 49,500	\$ -
11/1/41	\$ 1,735,000	\$ 245,000	\$ 49,500	\$ 344,000
5/1/42	\$ 1,735,000	\$ -	\$ 43,375	\$ -
11/1/42	\$ 1,480,000	\$ 255,000	\$ 43,375	\$ 341,750
5/1/43	\$ 1,480,000	\$ -	\$ 37,000	\$ -
11/1/43	\$ 1,210,000	\$ 270,000	\$ 37,000	\$ 344,000
5/1/44	\$ 1,210,000	\$ -	\$ 30,250	\$ -
11/1/44	\$ 930,000	\$ 280,000	\$ 30,250	\$ 340,500
5/1/45	\$ 930,000	\$ -	\$ 23,250	\$ -
11/1/45	\$ 635,000	\$ 295,000	\$ 23,250	\$ 341,500
5/1/46	\$ 635,000	\$ -	\$ 15,875	\$ -
11/1/46	\$ 325,000	\$ 310,000	\$ 15,875	\$ 341,750
5/1/47	\$ 325,000	\$ -	\$ 8,125	\$ -
11/1/47		\$ 325,000	\$ 8,125	\$ 341,250
Totals		\$ 5,345,000	\$ 4,921,770	\$ 10,266,770

A.

RESOLUTION 2018-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Isles of Bartram Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Isles of Bartram Park Community Development District for the Fiscal Year Ending September 30, 2019."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND - (SERIES 2015)	\$ _____
DEBT SERVICE FUND - (SERIES 2017)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 11th DAY OF SEPTEMBER 2018.

ATTEST:

**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2018/2019 Budget

B.

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Budget**”) for Fiscal Year 2018/2019, attached hereto as **Exhibit “A,”** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Operation and maintenance assessments directly

collected by the District are due according to the following schedule: 25% due on October 15, 2018, 25% due on January 1, 2019, April 1, 2019 and July 1, 2019. Previously levied debt assessments directly collected by the District are due according to the following schedule: 38% on April 1, 2019 and 62% on September 30, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this 11th day of September, 2018.

ATTEST:

**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EIGHTH ORDER OF BUSINESS

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018/2019 FUNDING AGREEMENT

This Agreement (the “**Agreement**”) is effective as of the 1st day of October, 2018, by and between:

Isles of Bartram Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida (hereinafter "District"), and

_____, a _____, and the owner of a portion of the property located within the boundaries of the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by ordinance of the Board of County Commissioners of St. Johns County, Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer presently owns and/or is developing certain real property (the “**Property**”) within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services, and from the continued operations of the District; and

WHEREAS, the District has adopted its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019 (the “**General Fund Budget**”); and

WHEREAS, the General Fund Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the Developer has requested that the District not levy operation and maintenance assessments in excess of \$ _____ for Fiscal Year 2018/2019; and

WHEREAS, the Developer desires to fund any deficit of the District's operation and maintenance expenses in excess of the \$ _____ up to the total amount of the District's General Fund Budget, adopted by the District's Board of Supervisors on August 15, 2018, without any reimbursement by the District; and

WHEREAS, as the District and Developer anticipate that the District's operations and maintenance expenses for Fiscal Year 2018/2019 will not exceed the budgeted amount of \$ _____ it is anticipated that the Developer's Funding Obligation as defined herein will not exceed \$ _____.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligation.** Subject to the provisions of Paragraph 2 of this Agreement, the Developer agrees to pay the District's actual operation and maintenance expenses for Fiscal Year 2018/2019 to the extent such expenses exceed the special assessments for operations and maintenance levied and collected by the District, within fifteen (15) days of written request by the District (the "**Developer's Funding Obligation**"). The funds shall be placed in the District's general checking account. The Developer's Funding Obligation for Fiscal Year 2018/2019 shall not exceed \$ _____. The Developer's payment of funds pursuant to this Agreement in no way affects the Developer's obligation to pay assessments on land it owns within the District.

2. **Continuing Lien.** The District shall have the right to file a continuing lien upon the certain property as identified in **Exhibit B** (the "Parcel") for all payments due and owing under the terms of this Agreement and for interest thereon. In addition, the District shall have the right to file a continuing lien upon the Parcel for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2018/2019 Budget" (the "**Notice**") in the public records of St. Johns County, Florida, stating among other things, the description of the Parcel and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring such other enforcement action against the Parcel in any manner authorized by law. The District shall partially release any filed lien for portions of the Parcel subject to a plat if and when the Developer has demonstrated, in the District's reasonable discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any portion of the Parcel after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Parcel owned by the Developer.

3. **Alternative Methods of Collection.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for St. Johns County, Florida. The

enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations, and services set out in **Exhibit A** provide a special and peculiar benefit to the Property. The Developer agrees that the activities, operations and services set forth in **Exhibit A** provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in **Exhibit A**. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the St. Johns County property appraiser.

4. **Agreement; Amendment.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. 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 of the parties hereto.

5. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **Assignment.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other which consent shall not be unreasonably conditioned, withheld, or delayed; provided, however, the Developer may assign its rights and obligation under this Agreement to an affiliated entity or subsidiary of Developer or to any other entity in which Developer has retained any ownership interest or collaterally assign to any institutional lender or equity investor providing financing to Developer. Any purported assignment without such consent shall be void.

7. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

8. **Third Party Rights; Transfer of Property.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. 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 provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **Negotiation at Arm's Length.** 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 the doubtful language will not be interpreted or construed against any party.

11. **Notice.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, by overnight delivery service, or telecopied or hand delivered to the parties, as follows:

A. If to the 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: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: Wesley S. Haber

B. If to the Developer: _____

Attn: _____

With a copy to: _____

Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand 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 parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

12. Effective Date. The Agreement shall take effect as of October 1, 2018. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Witness

By: _____
Its: _____

Exhibit A: Fiscal Year 2018/2019 General Fund Budget
Exhibit B: Parcel

DRAFT

EXHIBIT A

DRAFT

Exhibit B

TENTH ORDER OF BUSINESS

C.

NOTICE OF MEETINGS
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Isles of Bartram Park Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2019** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the third Wednesday of each month listed (unless notated otherwise*) as follows:

October 17, 2018

November 6, 2018 Landowners Meeting

February 20, 2019

May 15, 2019

August 21, 2019

TWELFTH ORDER OF BUSINESS

A.

Isles of Bartram Park
Community Development District
Unaudited Financial Statements
as of
July 31, 2018

Isles of Bartram Park
Community Development District
 Combined Balance Sheet
 July 31, 2018

	Governmental Fund Types			(Memorandum Only)
	General	Debt Service	Capital Project	2018
<u>Assets:</u>				
Cash	\$19,510	---	---	\$19,510
Investments:				
Series 2015:				
Reserve	---	\$222,663	---	\$222,663
Interest	---	\$4	---	\$4
Revenue	---	\$301,230	---	\$301,230
Sinking Fund	---	\$3	---	\$3
Prepayment	---	\$3,329	---	\$3,329
Construction	---	---	\$5,550	\$5,550
Cost of Issuance	---	---	---	\$0
Series 2017:				
Reserve	---	\$173,843	---	\$173,843
Interest	---	---	---	\$0
Revenue	---	\$172,396	---	\$172,396
Sinking Fund	---	---	---	\$0
Prepayment	---	---	---	\$0
Construction	---	---	\$6,972	\$6,972
Cost of Issuance	---	---	\$6,545	\$6,545
Due From Developer	\$31,942	---	---	\$31,942
Due from General Fund	---	\$4,137	---	\$4,137
Prepaid Expenses	---	---	---	\$0
Total Assets	\$51,452	\$877,605	\$19,068	\$948,124
<u>Liabilities:</u>				
Accounts Payable	\$26,802	---	---	\$26,802
Accrued Expenses	---	---	---	\$0
Due to Other	---	---	---	\$0
Due to General Fund	---	---	---	\$0
Due to Debt Service	\$4,137	---	---	\$4,137
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$877,605	---	\$877,605
Restricted for Capital Projects	---	---	\$19,068	\$19,068
Unassigned	\$20,512	---	---	\$20,512
Total Liabilities & Fund Equity	\$51,452	\$877,605	\$19,068	\$948,124

Isles of Bartram Park
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending July 31, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 7/31/18</i>	<i>Actual Thru 7/31/18</i>	<i>Variance</i>
<u>REVENUES:</u>				
Developer Contributions	\$91,066	\$54,673	\$54,673	\$0
Assessment - Tax Roll	\$74,619	\$74,619	\$75,164	\$545
Assessment - Direct	\$36,355	\$27,266	\$27,266	\$0
TOTAL REVENUES	\$202,040	\$156,558	\$157,103	\$545
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$6,000	\$3,000	\$3,180	(\$180)
Dissemination	\$3,500	\$3,500	\$5,933	(\$2,433)
Arbitrage	\$600	\$0	\$600	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$20,000	\$6,667	\$6,544	\$122
Annual Audit	\$2,300	\$2,300	\$4,900	(\$2,600)
Trustee Fees	\$6,500	\$4,000	\$4,000	\$0
Management Fees	\$45,000	\$37,500	\$37,500	\$0
Information Technology	\$1,600	\$1,333	\$1,333	\$0
Telephone	\$150	\$125	\$72	\$53
Postage	\$500	\$417	\$111	\$306
Insurance	\$5,665	\$5,665	\$5,750	(\$85)
Printing and Binding	\$1,300	\$1,083	\$672	\$412
Legal Advertising	\$2,000	\$333	\$392	(\$58)
Other Current Charges	\$250	\$0	\$0	\$0
Office Supplies	\$200	\$167	\$87	\$80
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$100,740	\$71,265	\$76,249	(\$4,384)
<u>FIELD:</u>				
Landscape Maintenance	\$52,000	\$36,833	\$36,172	\$661
Lake Maintenance	\$14,000	\$14,000	\$19,730	(\$5,730)
Waterfall/Entry Pond Maintenance	\$5,400	\$0	\$0	\$0
Lake Fountains Maintenance	\$1,400	\$1,400	\$9,549	(\$8,149)
Management	\$6,000	\$5,000	\$5,000	\$0
Utilities	\$20,000	\$0	\$0	\$0
General Maintenance	\$2,500	\$0	\$0	\$0
TOTAL FIELD	\$101,300	\$57,233	\$70,451	(\$13,218)
TOTAL EXPENDITURES	\$202,040	\$128,498	\$146,700	(\$17,602)
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$10,402	
FUND BALANCE - Beginning	\$0		\$10,110	
FUND BALANCE - Ending	(\$0)		\$20,512	

Isles of Bartram Park
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2018

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$21,493	\$7,814	\$19,949	\$27,008	\$38,323	\$634	\$851	\$9,089	\$0	\$31,942	\$0	\$0	\$157,103
Total Revenues	\$21,493	\$7,814	\$19,949	\$27,008	\$38,323	\$634	\$851	\$9,089	\$0	\$31,942	\$0	\$0	\$157,103
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$2,645	\$310	\$0	\$0	\$0	\$0	\$0	\$225	\$0	\$0	\$0	\$0	\$3,180
Dissemination	\$583	\$583	\$683	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$5,933
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$2,015	\$724	\$305	\$1,354	\$942	\$305	\$901	\$0	\$0	\$0	\$0	\$0	\$6,544
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,900	\$0	\$0	\$0	\$4,900
Trustee Fees	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$37,500
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$1,333
Telephone	\$20	\$0	\$0	\$0	\$0	\$13	\$32	\$0	\$8	\$0	\$0	\$0	\$72
Postage	\$3	\$2	\$44	\$5	\$0	\$0	\$13	\$0	\$20	\$24	\$0	\$0	\$111
Insurance	\$5,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,750
Printing and Binding	\$129	\$109	\$4	\$22	\$181	\$61	\$4	\$0	\$156	\$5	\$0	\$0	\$672
Legal Advertising	\$80	\$80	\$0	\$80	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$13	\$13	\$0	\$0	\$15	\$30	\$1	\$0	\$15	\$0	\$0	\$0	\$87
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$24,295	\$5,704	\$4,920	\$5,926	\$5,757	\$4,875	\$6,017	\$4,692	\$9,566	\$4,496	\$0	\$0	\$76,249
<u>Field</u>													
Landscape Maintenance	\$2,774	\$2,774	\$2,328	\$2,328	\$2,328	\$12,369	\$2,328	\$2,328	\$4,286	\$2,328	\$0	\$0	\$36,172
Lake Maintenance	\$1,170	\$1,633	\$1,170	\$1,510	\$7,137	\$1,170	\$2,430	\$1,170	\$1,170	\$1,170	\$0	\$0	\$19,730
Waterfall/Entry Pond Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Fountains Maintenance	\$0	\$0	\$900	\$1,733	\$1,145	\$2,206	\$450	\$1,405	\$1,370	\$340	\$0	\$0	\$9,549
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$5,000
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$4,444	\$4,907	\$4,898	\$6,071	\$11,111	\$16,246	\$5,708	\$5,403	\$7,325	\$4,338	\$0	\$0	\$70,451
Total Expenses	\$28,739	\$10,611	\$9,818	\$11,998	\$16,868	\$21,121	\$11,726	\$10,095	\$16,891	\$8,835	\$0	\$0	\$146,700
Excess Revenues (Expenditures)	(\$7,246)	(\$2,797)	\$10,132	\$15,010	\$21,455	(\$20,487)	(\$10,875)	(\$1,006)	(\$16,891)	\$23,107	\$0	\$0	\$10,403

Isles of Bartram Park
Community Development District

DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending July 31, 2018

<i>Adopted Budget</i>	<i>Prorated Thru 7/31/18</i>	<i>Actual Thru 7/31/18</i>	<i>Variance</i>
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REVENUES:

<i>Interest Income</i>	\$100	\$100	\$3,736	\$3,636
<i>Assessment - Direct</i>	\$141,083	\$141,083	\$260,916	\$119,833
<i>Assessment - Tax Roll</i>	\$300,186	\$300,186	\$301,227	\$1,041

TOTAL REVENUES	\$441,369	\$441,369	\$565,879	\$124,510
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EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$163,759	\$163,759	\$163,759	(\$0)
<i>Principal Expense - 11/01</i>	\$110,000	\$110,000	\$130,000	(\$20,000)
<i>Interest Expense - 05/01</i>	\$161,353	\$161,353	\$260,916	(\$99,563)

TOTAL EXPENDITURES	\$435,112	\$435,112	\$554,675	(\$119,563)
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OTHER SOURCES/(USES)

<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
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TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
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EXCESS REVENUES (EXPENDITURES)	\$6,257	\$11,204		
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<i>FUND BALANCE - Beginning</i>	\$280,240	\$520,162		
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<i>FUND BALANCE - Ending</i>	<u>\$286,497</u>	<u>\$531,366</u>		
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Isles of Bartram Park
Community Development District

DEBT SERVICE FUND SERIES 2017
Statement of Revenues & Expenditures
For The Period Ending July 31, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 7/31/18</i>	<i>Actual Thru 7/31/18</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Interest Income</i>	\$0	\$0	\$1,552	\$1,552
<i>Assessment - Direct</i>	\$0	\$0	\$172,396	\$172,396
<i>Assessment - Tax Roll</i>	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$173,948	\$173,948
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$173,948	
<i>FUND BALANCE - Beginning</i>	\$0		\$172,292	
<i>FUND BALANCE - Ending</i>	<u>\$0</u>		<u>\$346,240</u>	

Isles of Bartram Park
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending July 31, 2018

	Series 2015	Series 2017
<u>REVENUES:</u>		
<i>Interest Income</i>	\$50	\$6,529
<i>TOTAL REVENUES</i>	\$50	\$6,529
<u>EXPENDITURES:</u>		
<i>Capital Outlay</i>	\$0	\$4,968,356
<i>Cost of Issuance</i>	\$0	\$40,000
<i>TOTAL EXPENDITURES</i>	\$0	\$5,008,356
<u>OTHER SOURCES/(USES)</u>		
<i>Bond Proceeds</i>	\$0	\$0
<i>Interfund Transfer</i>	\$0	\$0
<i>TOTAL OTHER SOURCES/(USES)</i>	\$0	\$0
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$50	(\$5,001,827)
<i>FUND BALANCE - Beginning</i>	\$5,501	\$5,015,345
<i>FUND BALANCE - Ending</i>	\$5,550	\$13,518

Isles of Bartram Park
Community Development District
Long Term Debt Report

Series 2015 Special Assessment Bonds	
Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/45
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$220,634.38
Reserve Balance:	\$222,662.98
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)
Current Bonds Outstanding	\$6,485,000

Series 2017 Special Assessment Bonds	
Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/47
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$172,275.00
Reserve Balance:	\$173,843.32
Bonds outstanding - 11/30/2017	\$5,345,000
Current Bonds Outstanding	\$5,345,000

Isles of Bartram Park Community Development District
Funding Requests FY18

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Balance Due From Developer</i>
12	9/11/15	10/7/15	\$5,150.00	\$5,150.00		\$0.00
Audit AJE	9/30/15			(\$2,903.42)		\$0.00
14	10/21/15	11/19/15	\$5,715.50	\$5,333.19		\$0.00
15	11/18/15	1/11/16	\$4,596.79	\$4,596.79		\$0.00
16	1/20/16	3/8/16	\$11,860.43	\$9,613.85		\$0.00
17	2/17/16	3/8/16	\$7,443.22	\$7,443.22		\$0.00
18	4/20/16	5/13/16	\$11,209.06	\$11,209.06		\$0.00
	Duplicate Pymt	7/5/16	\$11,209.06	\$0.00		\$0.00
19	5/26/16	7/5/16	\$5,986.37	\$5,986.37		\$0.00
20	6/15/16	7/5/16	\$4,940.33	\$4,940.33		\$0.00
21	7/20/16	8/1/16	\$7,464.35	\$7,464.35		\$0.00
22	8/24/16	9/7/16	\$5,715.30	\$5,715.30		\$0.00
23	9/13/16	9/22/16	\$14,292.87	\$14,292.87		\$0.00
24	9/30/16	10/5/16	\$9,822.03	\$9,822.03		\$0.00
25	11/16/16	12/22/16	\$1,749.19	\$1,749.19		\$0.00
26	12/12/16	12/22/16	\$1,392.94	\$1,392.94		\$0.00
27	9/13/17	11/15/17	\$13,371.88	\$13,371.88		\$0.00
28	10/10/17	12/8/17	\$14,675.33	\$2,270.85	\$12,404.48	\$0.00
29	11/6/17	2/23/18	\$3,836.13	\$3,836.13	\$7,444.01	\$0.00
30	11/22/17	2/23/18	\$1,621.33	\$1,621.33	\$2,419.70	\$0.00
31	2/12/18	5/24/18	\$10,014.67		\$10,014.67	\$0.00
32	8/8/18				\$31,941.72	(\$31,941.72)
TOTAL			\$28,047.21	\$112,906.26	\$64,224.58	(\$31,941.72)

B.

Isles of Bartram Park Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
FY18 Assessment Receipts

ASSESSED TO	LOTS	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY 18 O&M ASMNT	TOTAL ASMTS
STANDARD PACIFIC	382	141,082.96	344,792.77	36,354.60	522,230.33
TOTAL DIRECT INVOICES NET	382	141,082.96	344,792.77	36,354.60	522,230.33
TAX ROLL NET	234	299,044.64	-	74,619.23	373,663.87
TOTAL DISTRICT NET	616	440,127.60	344,792.77	110,973.83	895,894.20

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY 18 O&M ASMNT	TOTAL RECEIVED
STANDARD PACIFIC	252,026.51	70,541.48	172,396.39	27,265.95	270,203.82
TOTAL DIRECT INVOICES	252,026.51	70,541.48	172,396.39	27,265.95	270,203.82
TAX ROLL RECEIVED / DUE	(2,715.61)	301,217.94	-	75,161.54	376,379.48
TOTAL RECEIPTS / DUE	249,310.90	371,759.42	-	102,427.49	646,583.30

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY18 O&M ASMNT	TOTAL RECEIVED
1	11/6/17	---	---	---	---
2	11/15/17	12,836.27	---	3,202.98	16,039.25
3	11/28/17	18,478.29	---	4,610.80	23,089.09
4	12/11/17	32,510.13	---	8,112.10	40,622.23
5	12/27/17	7,909.56	---	1,973.64	9,883.20
INTEREST	1/4/18	14.97	---	3.74	18.71
6	1/24/18	71,798.93	---	17,915.66	89,714.59
7	2/26/18	153,585.31	---	38,323.44	191,908.75
8	3/13/18	2,540.33	---	633.88	3,174.21
9	4/18/18	1,354.93	---	338.09	1,693.02
INTEREST	4/30/18	189.22	---	47.21	236.43
TAX CERTIFICATES	6/11/18	---	---	---	---
10	6/18/18	---	---	---	---
INTEREST	7/10/18	9.07	---	2.26	11.33
		---	---	---	---
		---	---	---	---
TOTAL TAX ROLL RECEIPTS		\$301,227.01	---	75,163.80	376,390.81

PERCENT COLLECTED DIRECT	50%	50%	75%	52%
PERCENT COLLECTED TAX ROLL	101%	0%	101%	101%
PERCENT COLLECTED TOTAL	84%	50%	92%	72%

C.

Isles of Bartram Park
Community Development District

Check Run Summary

August 15, 2018

Fund	Date	Check No.	Amount	
General Fund				
Accounts Payable	5/3/18	292-293	\$	1,604.74
	5/14/18	294	\$	4,469.36
	5/29/18	295-298	\$	4,972.78
	5/31/18	299-305	\$	3,454.62
	6/7/18	306	\$	500.00
Sub-Total			\$	15,001.50
Total				\$ 15,001.50

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/03/18	00025	4/27/18 04272018	201803 320-57200-46300	MAR IRRIGATION REIMBURSE	*	1,004.74	
				CELESTINA MASTER HOA			1,004.74 000292
5/03/18	00013	4/17/18 16683	201804 310-51300-31200	SERIES 2015 10/31/17 ARB	*	600.00	
				GRAU AND ASSOCIATES			600.00 000293
5/14/18	00001	5/01/18 47	201805 310-51300-34000	MAY MANAGEMENT FEES	*	3,750.00	
		5/01/18 47	201805 310-51300-35100	MAY INFORMATION TECH	*	133.33	
		5/01/18 47	201805 310-51300-31200	MAY DISSEMINATION FEES	*	583.33	
		5/01/18 47	201805 310-51300-42500	COPIES	*	2.70	
				GOVERNMENTAL MANAGEMENT SERVICES			4,469.36 000294
5/29/18	00004	4/30/18 100167	201803 310-51300-31500	PREPARE BUDGET DOCUMENTS	*	304.50	
				HOPPING GREEN AND SAMS			304.50 000295
5/29/18	00020	2/01/18 343841	201802 320-57200-46100	FEB LAKE MAINTENANCE	*	1,170.00	
				LAKE DOCTORS, INC.			1,170.00 000296
5/29/18	00020	5/01/18 260858	201805 320-57200-46100	MAY LAKE MAINTENANCE	*	1,170.00	
				LAKE DOCTORS, INC.			1,170.00 000297
5/29/18	00022	5/01/18 INV21154	201805 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	1,545.43	
		5/01/18 INV21154	201805 320-57200-46200	MAY FERT/PEST CONTROL	*	593.26	
		5/01/18 INV21154	201805 320-57200-46200	MAY PALM PRUNING	*	70.21	
		5/01/18 INV21154	201805 320-57200-46200	MAY IRRIGATION REPAIRS	*	119.38	
				YELLOWSTONE LANDSCAPE			2,328.28 000298
5/31/18	00025	5/21/18 05212018	201805 320-57200-46300	MAR IRRIGATION REIMBURSE	*	504.62	
				CELESTINA MASTER HOA			504.62 000299
5/31/18	00021	5/11/18 M18516	201805 320-57200-46300	MAY FOUNTAIN SERVICE	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000300

IBTR ISLES OF BTRM BSANCHEZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/31/18	00018	1/01/18 337844	201801 320-53800-45501	JAN MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000301
5/31/18	00018	2/01/18 338879	201802 320-53800-45501	FEB MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000302
5/31/18	00018	3/01/18 339840	201803 320-53800-45501	MAR MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000303
5/31/18	00018	4/01/18 341199	201804 320-53800-45501	APR MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000304
5/31/18	00018	5/01/18 342343	201805 320-53800-45501	MAY MANAGEMENT FEES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000305
6/07/18	00018	6/01/18 343499	201806 320-53800-45501	JUN MANAGEMENT SERVICES	*	500.00	
				VESTA PROPERTY SERVICES, INC.			500.00 000306
TOTAL FOR BANK A						15,001.50	
TOTAL FOR REGISTER						15,001.50	

IBTR ISLES OF BTRM BSANCHEZ

Date 04/27/18

CELESTINA MASTER PROPERTY OWNERS
ASSOCIATION, INC

#0913 Page: 1

G/L ACCOUNT ACTIVITY

Account#: 05330 UTILITIES- IRRIGATION SYSTEM

Starting Date: 04/01/18 Ending date: 04/30/18

Date	Source	Ref. ID	Debit Amount	Credit Amount	Reference
04/27/18	AP0017	VH527	9,042.65		JEA UTILITY PAYMENTS

Beginning Bal	Tot Debits	Tot Credits	Net Change	Ending Bal
20,791.40	9,042.65	.00	9,042.65	29,834.05

Date 04/27/18

CELESTINA MASTER PROPERTY OWNERS
ASSOCIATION, INC

#0914 Page: 1

G/L ACCOUNT ACTIVITY

Account #: 05335 UTILITIES- IRRIGATION CDD PORT

Starting Date: 04/27/18 Ending date: 04/27/18

Date	Source	Ref. ID	Debit Amount	Credit Amount	Reference
04/27/18	AP0017	VH527	1,004.74		JEA UTILITY PAYMENTS

Beginning Bal
412.90

Tot Debits
1,004.74

Tot Credits
.00

Net Change
1,004.74

Ending Bal
1,417.64

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 16683
Date 04/17/2018



1-31-513-312
13

SERVICE

AMOUNT

Arbitrage Series 2015 FYE 10/31/2017

\$ 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.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 47
Invoice Date: 5/1/18
Due Date: 5/1/18
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2018 1-31-513-34		3,750.00	3,750.00
Information Technology - May 2018 1-31-513-351		133.33	133.33
Dissemination Agent Services - May 2018 1-31-513-312		583.33	583.33
Copies 1-31-513-425		2.70	2.70
		Total	\$4,469.36
		Payments/Credits	\$0.00
		Balance Due	\$4,469.36

Hopping Green & Sams

Attorneys and Counselors

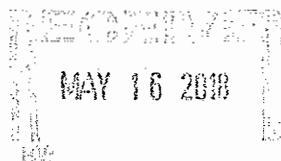
119 S. Monroe Street, Ste. 300
P.O. Box 6626
Tallahassee, FL 32314
850.222.7500

STATEMENT

April 30, 2018

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 100167
Billed through 03/31/2018



1-31-513-315
4

General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

03/26/18	WSH	Review minutes and confer with Stephens regarding revisions to same.	0.40 hrs
03/28/18	WSH	Review file and begin preparation of budget documents; confer with Oliver regarding same.	0.50 hrs
03/30/18	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
Total fees for this matter			\$304.50

MATTER SUMMARY

Stuart, Cheryl G.	0.30 hrs	310 /hr	\$93.00
Haber, Wesley S.	0.90 hrs	235 /hr	\$211.50

TOTAL FEES \$304.50

TOTAL CHARGES FOR THIS MATTER \$304.50

BILLING SUMMARY

Stuart, Cheryl G.	0.30 hrs	310 /hr	\$93.00
Haber, Wesley S.	0.90 hrs	235 /hr	\$211.50

TOTAL FEES \$304.50

TOTAL CHARGES FOR THIS BILL \$304.50

Please include the bill number on your check.



3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	343841
Account #	721658
Invoice Date	2/1/2018
Due Date	2/1/2018

Bill To
CELESTINA MASTER POA
ISLES AT BARTRAM CDD
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
	1.32.572.461 20	
	Customer Total Balance \$3,290.00	
INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.		
To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment. Please do not send any correspondence with your payment as it may delay our response to your inquiry. Follow us on Facebook & Instagram!!		Non-Taxable Subtotal
		Taxable Subtotal
		Tax
		Total Invoice \$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092
--

Amount Enclosed	Invoice #	343841
	Account #	721658
	Date	2/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW

Mastercard	Visa	American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	_____ Check box if same as above	
Signature	_____	



3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	360858
Account #	721658
Invoice Date	5/1/2018
Due Date	5/1/2018

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

1-32-572-461
20

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
Customer Total Balance \$2,340.00		

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.
Please do not send any correspondence with your payment as it may delay our response to your inquiry.
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	360858
Account #	721658
Date	5/1/2018

Save a Stamp- Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	_____ Check box if same as above	
Signature	_____	



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000211540
Invoice Date: May 1, 2018

Account: 26982
PO Number:

Bill To:

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

Remit To:

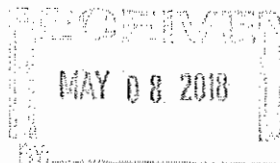
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10JX1248.102
Property Name: Isles of Bartram CDD
Terms: NET 30

Invoice Due Date: May 31, 2018
Invoice Amount: \$2,328.28
Month of Service: May 2018

Description	Current Amount
Monthly Landscape Maintenance	1,545.43
Fert/Pest Control	593.26
Palm Pruning	70.21
Irrigation	119.38

1.32.572.462
22



Invoice Total 2,328.28

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

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: MAY21, 2018

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

1-32-572-463
25

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10%) March		504.62
Any questions please call Jennifer Hill 386-439-0134			
TOTAL AMOUNT DUE			\$504.62

Make all checks payable to: Celestina Master Homeowners Association. Please mail or deliver to Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.

Date 05/22/18

CELESTINA MASTER PROPERTY OWNERS
ASSOCIATION, INC

#0954 Page: 1

G/L ACCOUNT ACTIVITY

Account#: 05335 UTILITIES- IRRIGATION CDD PORT

Starting Date: 05/01/18 Ending date: 05/22/18

Date	Source	Ref. ID	Debit Amount	Credit Amount	Reference
05/21/18	AP0017	VH552	504.62		JEA UTILITY PAYMENTS

Beginning Bal	Tot Debits	Tot Credits	Net Change	Ending Bal
1,417.64	504.62	.00	504.62	1,922.26

Date 05/22/18

CELESTINA MASTER PROPERTY OWNERS
ASSOCIATION, INC

#0953 Page: 1

G/L ACCOUNT ACTIVITY

Account#: 05330 UTILITIES- IRRIGATION SYSTEM

Starting Date: 05/01/18 Ending date: 05/22/18

Date	Source	Ref. ID	Debit Amount	Credit Amount	Reference
05/21/18	AP0017	VH552	4,541.61		JEA UTILITY PAYMENTS

Beginning Bal	Tot Debits	Tot Credits	Net Change	Ending Bal
29,834.05	4,541.61	.00	4,541.61	34,375.66

Irrigation Total \$5046.23

Crystal Clean Pool Service, Inc
9020-1 Berry Ave.
Jacksonville, Florida 32211
904-855-8884
crystalcleanpools@comcast.net

Invoice

BILL TO
Celestina Fountain
Isles of Bartram Park C.D.D.
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M18516	05/11/2018	\$450.00	06/10/2018	Net 30	

P.O. NUMBER
April

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service Monthly Fountain Service	1	450.00	450.00

BALANCE DUE

\$450.00

1-320-572-463
21

Vesta

Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice#
Date

337844
1/1/2018

Terms
Due Date
Memo

Due on receipt
1/1/2018
MANAGEMENT SERV..

PAID
1/1/2018

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

BT

1.32.538.45501

18'

MARCH MANAGEMENT SERVICES	1	500.00	500.00
January			

Total \$500.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

338879
2/1/2018

Terms
Due Date
Memo

Due on receipt
2/1/2018
MANAGEMENT SERV...

Bill To

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

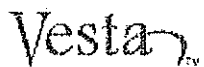


BY: *****

1.52.538.45501

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
MARCH MANAGEMENT SERVICES	1	500.00	500.00
February			

Total \$500.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

339840
3/1/2018

Terms
Due Date
Memo

Due on receipt
3/1/2018
MANAGEMENT SERV..

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

PAID
11/15/18

DUPLICATE

1-32-538-45501

18

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
MARCH MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00

Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #	341199
Date	4/1/2018
Terms	Due on receipt
Due Date	4/1/2018
Memo	MANAGEMENT SERV...

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

[illegible][illegible]

1.32.538.45501
18

Definition	Quantity	Rate	Amount
APRIL MANAGEMENT SERVICES	1	500.00	500.00

Total	\$500.00
-------	----------

Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice #
Date

342343
5/1/2018

Terms
Due Date
Memo

Due on receipt
5/1/2018
MANAGEMENT SERV...

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

1.32.538.45501
18

Description	Quantity	Rate	Amount
MAY MANAGEMENT SERVICES	1	500.00	500.00

Total	\$500.00
--------------	-----------------



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 343499
Date 6/1/2018
Terms Due on receipt
Due Date 6/1/2018
Memo MANAGEMENT SERV..

Bill To

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

1.32 · 538 · 45501
18

Description	Quantity	Rate	Amount
Management Services	1	500.00	500.00

Total \$500.00

D.

Isles of Bartram Park

Community Development District

Funding Request #32

August 8, 2018

PAYEE		GENERAL FUND	
1	Crystal Clean Pool Service, Inc. May Service Inv #M18795 6/12/18 July Service Inv #M19087 7/12/18	\$ \$	450.00 450.00
2	Celestina Master HOA, Inc. Reimb Irrigation Inv #VH588 6/1/18	\$	919.00
3	England Thims & Miller, Inc May Professional Services Inv #0187371 7/8/18	\$	225.00
4	Fedex July Postage Inv #624017975 7/10/18	\$	24.34
5	Governmental Management Services, LLC June Mangement Fees Inv #48 6/1/18 July Mangement Fees Inv #49 7/2/18 August Mangement Fees Inv #50 8/1/18	\$ \$ \$	4,658.22 4,479.95 4,469.80
6	Grau & Associates FY17 Audit Fees Inv #17069 6/29/18	\$	4,900.00
7	Hopping Green & Sams April General Counsel Inv #100741 5/31/18 May General Counsel Inv #101342 6/30/18	\$ \$	70.50 830.85
8	The Lake Doctors, Inc. Jun Lake Maintenance Inv #366805 6/1/18 Jul Lake Maintenance Inv #372722 7/1/18 Quarterly Fountain Service Inv #373678 7/1/18 Aug Lake Maintenance Inv #378691 8/1/18	\$ \$ \$ \$	1,170.00 1,170.00 340.00 1,170.00
9	Yellowstone Landscape Jun Landscape Maintenance Inv#215564 6/1/18 Annual Flower Rotation Inv#221127 6/30/18 Jul Landscape Maintenance Inv#219606 7/1/18 Aug Landscape Maintenance Inv#223285 8/1/18	\$ \$ \$	2,328.28 1,957.50 2,328.28
Total Funding Request		\$	31,941.72

Please make check payable to: **Isles of Bartram Park CDD**
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Crystal Clean Pool Service, Inc
9020-1 Berry Ave.
Jacksonville, Florida 32211
904-855-8884
crystalcleanpools@comcast.net

Invoice

BILL TO

Celestina Fountain
Isles of Bartram Park C.D.D.
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M18795	06/12/2018	\$450.00	07/12/2018	Net 30	

P.O. NUMBER

May

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service Monthly Fountain Service	1	450.00	450.00

BALANCE DUE

\$450.00

Crystal Clean Pool Service, Inc
9020-1 Berry Ave.
Jacksonville, Florida 32211
904-855-8884
crystalcleanpools@comcast.net

Invoice

RECEIVED
JUL 18 2018

BILL TO
Celestina Fountain
Isles of Bartram Park C.D.D.
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M19087	07/12/2018	\$450.00	08/11/2018	Net 30	

P.O. NUMBER

June

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service	1	450.00	450.00
Monthly Fountain Service			

BALANCE DUE

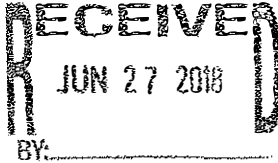
\$450.00

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: JUNE, 2018

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

DESCRIPTION		AMOUNT
Reimbursement for Irrigation Billing (10%) March		919.00
		
Any questions please call Jennifer Hill 386-439-0134		
TOTAL AMOUNT DUE		\$919.00

Make all checks payable to: Celestina Master Homeowners Association. Please mail or deliver to
Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.

Date 06/23/18

CELESTINA MASTER PROPERTY OWNERS
ASSOCIATION, INC

#1050 Page: 1

G/L ACCOUNT ACTIVITY

Account#: 05335 UTILITIES- IRRIGATION CDD PORT
Starting Date: 06/01/18 Ending date: 06/30/18

Date	Source	Ref. ID	Debit Amount	Credit Amount	Reference
06/08/18	AR0000	0299		504.62	Irrigation Reimb
06/23/18	AP0017	VH588	919.00		JEA UTILITY PAYMENTS

Beginning Bal	Tot Debits	Tot Credits	Net Change	Ending Bal
917.52	919.00	504.62	414.38	1,331.90

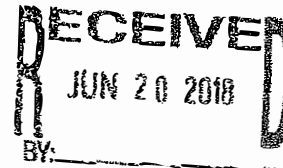


Isles Of Bartram CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

June 8, 2018
Project No: 13125.03000
Invoice No: 0187371

Project 13125.03000 Isles of Bartram CDD
Professional Services rendered through May 31, 2018
Professional Personnel

	Hours	Rate	Amount	
Principal - Vice President	1.00	225.00	225.00	
Totals	1.00		225.00	
Total Labor				225.00
Invoice Total this Period				\$225.00





Invoice Number

6-240-17975

Invoice Date

Jul 10, 2018

Account Number

Page

1 of 3

Billing Address:

ISLES OF BARTRAM CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Shipping Address:

ISLES OF BARTRAM CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Invoice Questions?**Contact FedEx Revenue Services**

Phone: (800) 622-1147

M-F 7 AM to 8 PM CST

Sa 7 AM to 6 PM CST

Fax: (800) 548-3020

Internet: www.fedex.com**Invoice Summary Jul 10, 2018****FedEx Express Services**

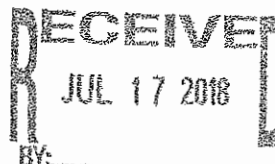
Transportation Charges 22.80

Special Handling Charges 1.54

Total Charges USD \$24.34

TOTAL THIS INVOICE **USD** **\$24.34**

Other discounts may apply.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx.
Please do not staple or fold. Please make check payable to FedEx.

☐ For change of address, check here and complete form on reverse side.

Invoice Number

6-240-17975

Account Number

3501-6353-0

Amount Due

USD \$24.34

Remittance Advice**Your payment is due by Jul 25, 2018**

350163536240179751400000243496

0029372 01AB 0.405 **AUTD T40 1190 32092-364939 C01-P29401-11



ISLES OF BARTRAM CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



60006900014585

1190-01-00-0029372-00020065980



Invoice Number	Invoice Date	Account Number	Page
6-240-17975	Jul 10, 2018		3 of 3

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 03, 2018	Cost Ref: INBP	Ref #2:
Payor: Third Party	Ref #3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	772626936490	Shelby Stephens	Sherrill F. Norman
Service Type	FedEx Standard Overnight	GMS, LLC	111 West Madison Street
Package Type	FedEx Envelope	475 West Town Place	TALLAHASSEE FL 32399 US
Zone	02	SAINT AUGUSTINE FL 32092 US	
Packages	1		
Rated Weight	N/A		
Delivered	Jul 05, 2018 09:24		
Svc Area	A2	Transportation Charge	22.80
Signed by	D.WEI	Fuel Surcharge	1.54
FedEx Use	000000000/200/	Total Charge	USD \$24.34
Third Party Subtotal			USD \$24.34
Total FedEx Express			USD \$24.34

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

Invoice

Invoice #: 48
Invoice Date: 6/1/18
Due Date: 6/1/18
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2018		3,750.00	3,750.00
Information Technology - June 2018		133.33	133.33
Dissemination Agent Services - June 2018		583.33	583.33
Office Supplies		15.24	15.24
Postage		20.02	20.02
Copies		156.30	156.30
Total			\$4,658.22
Payments/Credits			\$0.00
Balance Due			\$4,658.22

Governmental Management Services, LLC

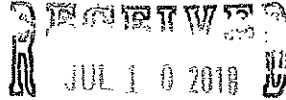
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 49
Invoice Date: 7/2/18
Due Date: 7/2/18
Case:
P.O. Number:

Bill To:

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

**BY:**

Description	Hours/Qty	Rate	Amount
Management Fees - July 2018		3,750.00	3,750.00
Information Technology - July 2018		133.33	133.33
Dissemination Agent Services - July 2018		583.33	583.33
Copies		5.40	5.40
Telephone		7.89	7.89
Total			\$4,479.95
Payments/Credits			\$0.00
Balance Due			\$4,479.95

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

Invoice

Invoice#: 50
Invoice Date: 8/1/18
Due Date: 8/1/18
Case:
P.O. Number:

Bill To:

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

AUG 1 18 2018

Description	Hours/Qty	Rate	Amount
Management Fees - August 2018		3,750.00	3,750.00
Information Technology - August 2018		133.33	133.33
Dissemination Agent Services - August 2018		583.33	583.33
Office Supplies		0.15	0.15
Postage		0.89	0.89
Copies		2.10	2.10
Total			\$4,469.80
Payments/Credits			\$0.00
Balance Due			\$4,469.80

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

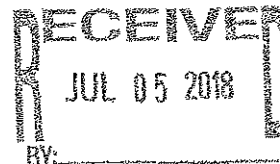
Phone: 561-994-9299

Fax: 561-994-5823

Isles of Bartram Park
475 W Town Place Suite 114
St Augustine, FL 32092

Invoice No. 17069
Date 06/29/2018

SERVICE	AMOUNT
Audit FYE 09/30/2017	\$ <u>4,900.00</u>
Current Amount Due	\$ <u>4,900.00</u>



0 - 30	31-60	61 - 90	91 - 120	Over 120	Balance
5,400.00	0.00	0.00	0.00	0.00	5,400.00

Payment due upon receipt.

Grau & Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
561-994-9299

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

Statement Date 06/29/2018
Client No. 100614

Invoice	Date	Description	Charge	Credit	Balance
Opening Balance As Of 06/29/2018					
16928	06/01/2018	Prior Invoice	500.00		500.00
Current Activity Through 06/29/2018					
17069	06/29/2018	Invoice	4,900.00		5,400.00
Current Balance				\$	5,400.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
5,400.00	0.00	0.00	0.00	0.00	\$ 5,400.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

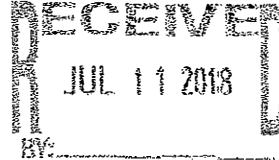
STATEMENT

June 30, 2018

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 101342
Billed through 05/31/2018

General Counsel
IBPCDD 00001 WSH



FOR PROFESSIONAL SERVICES RENDERED

04/26/18	MKR	Research recent changes to law regarding indemnification provisions in district contracts.	0.10 hrs
05/09/18	WSH	Finalize budget resolution; confer with Stephens regarding same.	0.30 hrs
05/10/18	WSH	Prepare resolution for landowner election; confer with Stephens regarding same.	0.30 hrs
05/15/18	WSH	Prepare for board meeting.	0.30 hrs
05/16/18	WSH	Prepare for, travel to and back and participate in board meeting.	2.10 hrs
Total fees for this matter			\$722.50

DISBURSEMENTS

Travel	98.39
Travel - Meals	9.96
Total disbursements for this matter	\$108.35

MATTER SUMMARY

Rigoni, Michelle K.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	3.00 hrs	235 /hr	\$705.00

TOTAL FEES	\$722.50
TOTAL DISBURSEMENTS	\$108.35

TOTAL CHARGES FOR THIS MATTER **\$830.85**

BILLING SUMMARY

Rigoni, Michelle K.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	3.00 hrs	235 /hr	\$705.00

TOTAL FEES	\$722.50
TOTAL DISBURSEMENTS	\$108.35
TOTAL CHARGES FOR THIS BILL	\$830.85

Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

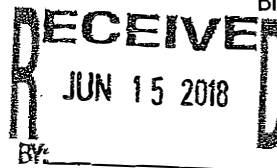
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850222.7500

===== STATEMENT =====

May 31, 2018

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 100741
Billed through 04/30/2018



General Counsel
IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

04/03/18	WSH	Review minutes and confer with Stephens regarding same.	0.30 hrs
Total fees for this matter			\$70.50

MATTER SUMMARY

Haber, Wesley S.	0.30 hrs	235 /hr	\$70.50
TOTAL FEES			\$70.50
TOTAL CHARGES FOR THIS MATTER			\$70.50

BILLING SUMMARY

Haber, Wesley S.	0.30 hrs	235 /hr	\$70.50
TOTAL FEES			\$70.50
TOTAL CHARGES FOR THIS BILL			\$70.50

Please include the bill number on your check.



3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	366805
Account #	721658
Invoice Date	6/1/2018
Due Date	6/11/2018

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WESTTOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
Customer Total Balance		\$3,290.00

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.
Please do not send any correspondence with your payment as it may delay our response to your inquiry.
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WESTTOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	366805
Account #	721658
Date	6/1/2018

Save a Stamp -Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW
____ Mastercard ____ Visa ____ American Express
Card # _____
Card Verification # _____
Exp. Date # _____
Print Name _____
Billing Address: ____ Check box if same as above

Signature _____



3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	372722
Account #	721658
Invoice Date	7/1/2018
Due Date	7/11/2018

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
<div style="text-align: center;"> BY: _____ </div>		
Customer Total Balance		\$3,290.00

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.
Please do not send any correspondence with your payment as it may delay our response to your inquiry.
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed	Invoice #	372722
	Account #	721658
	Date	7/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #	_____	
Card Verification #	_____	
Exp. Date#	_____	
Print Name	_____	
Billing Address:	_____ Check box if same as above	
Signature	_____	



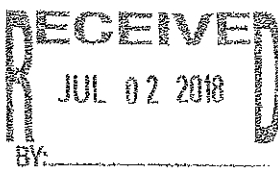
3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	373678
Account #	723920
Invoice Date	7/1/2018
Due Date	7/31/2018

Bill To
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 30 DAYS	MAS
Item Number	Description	Amount
	Fountain Service-Quarterly	340.00
<div style="text-align: center;">  Customer Total Balance \$399.80 </div>		

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.
Please do not send any correspondence with your payment as it may delay our response to your inquiry.
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Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$340.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WESTTOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Amount Enclosed	Invoice #	373678
	Account #	723920
	Date	7/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
____ Mastercard	____ Visa	____ American Express
Card # _____		
Card Verification # _____		
Exp. Date # _____		
Print Name _____		
Billing Address: _____	Check box if same as above	
Signature _____		



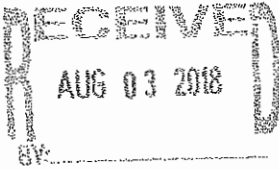
3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	378691
Account #	721658
Invoice Date	8/1/2018
Due Date	8/11/2018

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WESTTOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
		
Customer Total Balance		\$4,460.00

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.
Please do not send any correspondence with your payment as it may delay our response to your inquiry.
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	378691
Account #	721658
Date	8/1/2018

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #	_____	
Card Verification #	_____	
Exp. Date#	_____	
Print Name	_____	
Billing Address:	___ Check box if same as above	
Signature	_____	



Excellence in Commercial Landscaping
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Statement

Account: 26982

Remit To:

Bill To: Isles of Bartram Park CDD at Celestina
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Balance Summary as of: Jun 11, 2018

Date	Description	Amount
06/01/18	INV-0000215564	2,328.28
Total Balance Due		2,328.28

RECEIVED
JUN 15 2018
BY: _____

Should you have any questions or to request invoice copies, please email
accountsreceivable@yellowstonelandscape.com



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000219606
Invoice Date: July 1, 2018

Account: 26982
PO Number:

Bill To:

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

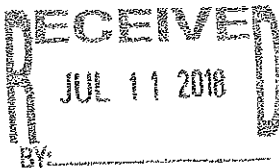
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10JX1248.102
Property Name: Isles of Bartram CDD
Terms: NET 30

Invoice Due Date: July 31, 2018
Invoice Amount: \$2,328.28
Month of Service: July 2018

Description		Amount
Monthly Landscape Maintenance		1,545.43
Fert/Pest Control		593.26
Palm Pruning		70.21
Irrigation		119.38



Invoice Total 2,328.28

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



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000221127
Invoice Date: June 30, 2018

Account: 26982
PO Number:

Bill To:

Isles of Bartram Park CDD at Celestina
475 West Town Place
Suite 114

Saint Augustine, FL 32092

Remit To:

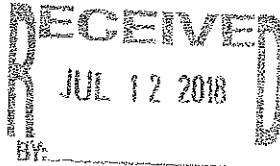
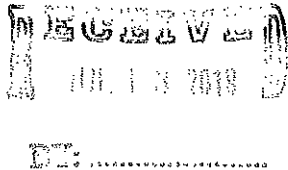
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Terms: NET 30
Project Number: 10JX1248.202.00003
Project Name: Celesti Isle-Summer Annua
Isles of Bartram CDD

Invoice Due Date: July 30, 2018
Invoice Amount: \$1,957.50

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
Summer Annual Flower Rotation Per Proposal	1.00	1,957.50	\$1,957.50

Invoice Total **\$1,957.50**



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



YELLOWSTONE

LANDSCAPE

Enhancement Proposal

Job Name: Summer Annual Flower Rotation
Property Name: Celestina CDD Isle of Bartram
Client: Isle of Bartram
Address:
City/State/Zip:
Phone:

Proposal#
Date: March 15, 2018

Yellowstone Landscape will complete the work described below:

Description

Summer annual flower rotation

Project Pricing Summary

Materials & Labor	1,957.50
Equipment	-
Site & Additional Services	-
Total Price	\$ 1,957.50

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Contracted Pre-Approval

Prepared by:

Bradley Poor

Date:

Date: March 15, 2018

Internal Use Only	
Project Number: 105x1248. 202. 00003	District: Jacksonville
PO Reference:	Date Work Completed: 6/26/18

EXHIBIT C - Proposal Pricing Worksheet



PROPOSAL PRICING WORKSHEET

Community Name: Celestina

Proposal Pricing Date: Yellowstone Landscape 10/16/2017

A. REGULAR MONTHLY SERVICES - These services are described in the Scope of Services in Exhibit A.				
	Service Area	Monthly Price	Units	Scope
A.1	Isle of Bartram CDD	\$ 2,328.28	Lump Sum	Exhibit A: Section 1, 2 & 3
A.2	Celestina Master	\$ 4,504.36	Lump Sum	Exhibit A: Section 1, 2 & 3
A.3	Celestina North Neighborhood	\$ 1,617.23	Lump Sum	Exhibit A: Section 1, 2 & 3

B. PROGRAMMED SERVICES - These services will be pre-approved and scheduled to maximize community appearance.				
	Service & Area	Season	Price	
B.1	Isle of Bartram CDD			Circle One
B.1.1	Mulching	Spring (March-June)	\$ 5,724.00	Full
	Please select the seasons proposed for mulching this service area and whether it should be a full mulching or partial.	Summer (July-Sept)		Full/Partial/None
		Fall (October-Dec)	\$ 5,724.00	Full
		Winter (Jan-Feb)		Full/Partial/None
				Type of Annual
B.1.2	Annuals	Spring (March-June)	\$ 1,957.50	standard
	Please select the seasons proposed for annual installation in this service area and proposed type of annuals.	Summer (July-Sept)	\$ 1,957.50	standard
		Fall (October-Dec)	\$ 1,957.50	standard
		Winter (Jan-Feb)	\$ 1,957.50	standard

Poor, Bradley

From: Donna Quindlen <dquindlen@vestapropertyservices.com>
Sent: Wednesday, June 6, 2018 11:30 AM
To: Poor, Bradley
Subject: RE: Flowers

Yes, that's fine

Donna Quindlen, LCAM
Portfolio Manager



200 Business Park Circle
Suite 109
St. Augustine, FL 32095
386-439-0134
866-864-3488 toll free
386-439-4256 fax
<http://www.VestaPropertyServices.com/Northeast/>
<https://www.facebook.com/VestaPropertyServicesNortheast/>

From: Poor, Bradley <bpoor@yellowstonelandscape.com>
Sent: Wednesday, June 6, 2018 11:28 AM
To: Donna Quindlen <dquindlen@vestapropertyservices.com>
Subject: Flowers

The pre-approved amount for the flowers is for July but they need to be replaced sooner if we can. Can I go ahead and schedule them?



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000223285
Invoice Date: August 1, 2018

Account: 26982
PO Number:

Bill To:

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

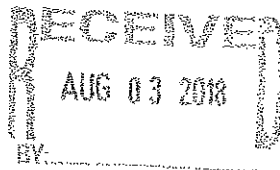
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10JX1248.102
Property Name: Isles of Bartram CDD
Terms: NET 30

Invoice Due Date: August 31, 2018
Invoice Amount: \$2,328.28
Month of Service: August 2018

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Monthly Landscape Maintenance			1,545.43
Fert/Pest Control			593.26
Palm Pruning			70.21
Irrigation			119.38



Invoice Total **2,328.28**

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