

ISLES OF BARTRAM PARK
Community Development District

August 17, 2022

AGENDA

Isles of Bartram Park

Community Development District

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

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

August 10, 2022

Board of Supervisors
Isles of Bartram Park Community Development District

Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors is scheduled for **Wednesday, August, 17, 2022, at 10:00** a.m. at the Renaissance World Golf Village Hotel, St. Augustine, FL 32092.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Affidavit of Publication
- III. Audience Comment
- IV. Approval of Minutes of the May 18, 2022 Meeting
- V. Consideration of Resolution 2022-05, Amending the Location of Public Hearing to Adopt FY 2023 Budget
- VI. Overview of Approved Fiscal Year 2023
- VII. Public Hearing
 - A. Consideration of Resolution 2022-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - B. Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- VIII. Consideration of Lake Maintenance Proposals
- IX. Other Business
- X. Staff Reports
 - A. Attorney

- B. Engineer – Presentation of Annual Engineers’ Report
- C. Manager – Consideration of Proposed FY 23 Meeting Schedule
- XI. Supervisors’ Requests
- XII. Audience Comments
- XIII. Financial Reports
 - A. Balance Sheet as of July 31, 2022 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XIV. Next Scheduled Meeting – TBD
- XV. Adjournment

SECOND ORDER OF BUSINESS

PROOF OF PUBLICATION

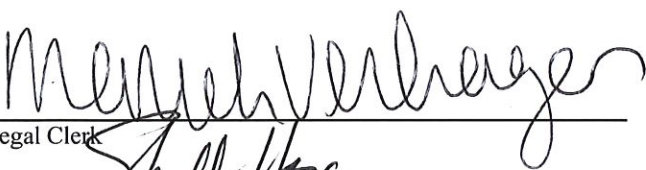
Shelby Stephens
Shelby Stephens
Isles of Bartram Park CDD c/o GMS, LLC
475 W Town PL
St Augustine FL 32092-3648

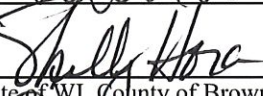
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ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Isles of Bartram Park Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 17, 2022
 TIME: 10:00 a.m.
 LOCATION: World Golf Village Renaissance Hotel
 500 South Legacy Trail
 St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Last Year O&M Assessment (including collection costs / early payment discounts)	Proposed O&M Assessment (including collection costs / early payment discounts)	Change in O&M Assessment
SF	635	\$397.06	\$484	\$86.92

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

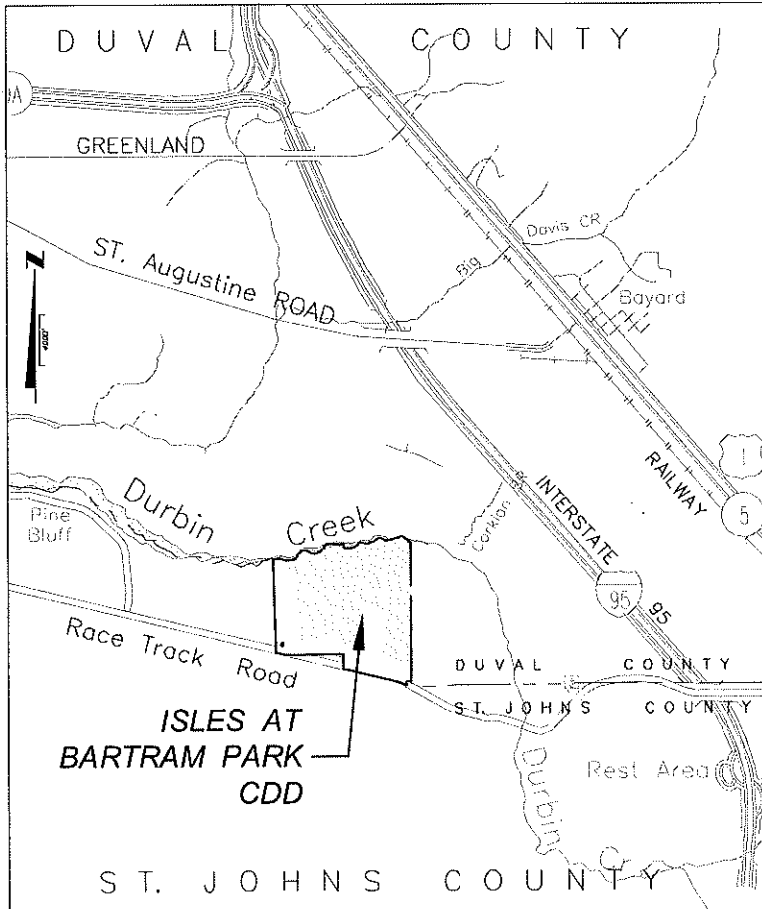
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours or by visiting the District's website at <http://www.islesofbartramparkcdd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
 District Manager



FOURTH ORDER OF BUSINESS

**MINUTES OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Wednesday, **May 18, 2022** at 10:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Joe Panchula	Supervisor
Michael Della Penta	Supervisor
Scott Forshey-Friedman	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comment

Mr. Oliver stated that this was the time for any audience members to comment on anything within the agenda. Hearing none, the next item was followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 16, 2022 Meeting

Mr. Oliver presented the minutes of the February 16, 2022 meeting and there were no additions, corrections, or deletions.

On MOTION by Ms. Rogers seconded by Mr. Forshey-Friedman, with all in favor, the Minutes of the February 16, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Approving the FY 2023 Proposed Budget & Setting a Public Hearing Date for Adoption

Mr. Oliver presented the resolution, noting that they were beginning the process of the budget currently, and that it wouldn't be adopted until the August meeting. He stated that the only change was a newly added line item titled "Capital Reserves" for \$50,000. He noted the reason for the new line item was to begin building reserves for repairs and replacement to capital asset and with the project and that the developer would no longer be providing deficit funding contributions to the District to help with any deficit. The Board set a date for the public hearing to be held at the World Golf Village Renaissance Hotel for August 17, 2022 at 10:00 a.m. He asked if there were any questions, and hearing none, asked for a motion to adopt the resolution .

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Resolution 2022-04, Approving the FY 2023 Proposed Budget & Setting a Public Hearing Date for Adoption for August 17th at 10:00 a.m., was approved.

FIFTH ORDER OF BUSINESS

Acceptance of FY 2021 Financial Audit

Mr. Oliver presented the financial audit for Fiscal Year 2021, noting it was a clean audit. He asked for any questions, and hearing none, asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Mr. Forshey-Friedman, with all in favor, Accepting the Fiscal Year 2021 Financial Audit, was approved.

SIXTH ORDER OF BUSINESS

Presentation of the Stormwater System Needs Analysis Report

This item was tabled, Mr. Oliver noted there is a June 30th deadline.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber reported that as a result of proposed assessment increase, they would be mailing a notice to every homeowner in the community to make them aware of the change. He also noted that there was a change in Florida law that allowed CDDs to post their meeting dates on the county website as opposed to newspapers, therefore they would start doing that.

B. Engineer

There being none, the next item followed.

C. Manager – Present Report on Number of Registered Voters

Mr. Oliver stated there were 970 registered voters living within the District.

NINTH ORDER OF BUSINESS

Supervisors' Requests

The Board discussed putting on the agenda to look at other options for the stormwater runoff and for other lake maintenance services. Mr. Oliver noted that they would get more proposals.

TENTH ORDER OF BUSINESS

Audience Comments

There being no public present, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of March 31, 2022 and Statement of Revenues & Expenditures

Mr. Oliver stated that included in the agenda package is a copy of the financial reports through March 31, 2022.

B. Assessment Receipt Schedule

Mr. Oliver noted that the assessment receipt schedule shows they are 99% collected.

C. Approval of Check Register

Mr. Oliver stated that included in the agenda package is a check register. The Board had no questions.

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

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 17, 2022 @
10:00 a.m. at World Golf Village Renaissance,
500 S. Legacy Trail, St. Augustine, FL 32092**

Mr. Oliver stated the next scheduled meeting and budget hearing will be on August 17, 2022 at 10:00 a.m. at the Renaissance Hotel.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT RESETTING THE LOCATION OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-04 TO SET THE PUBLIC HEARING THEREON; 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 created and existing pursuant to Chapter 190, Florida Statutes;, and

WHEREAS, on May 18, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2022-04 approving the proposed budget for Fiscal Year 2022/2023 and setting a public hearing for August 17, 2022 at 10:00 a.m. at 475 West Town Place, Suite 114, St. Augustine, Florida 32092; and

WHEREAS, the Board now desires to reset the location of the public hearing to be held at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092 at the same date and time as provided in Resolution 2022-04.

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

SECTION 1. Resolution 2022-04 is hereby amended to reflect the changed location of the public hearing as declared in Resolution 2022-04 to World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092.

SECTION 2. The District Manager shall publish notice of the public hearing in the manner prescribed by Florida law.

SECTION 3. Except as otherwise provided herein, all of the provisions of Resolution 2022-041 continue in full force and effect.

SECTION 3. 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 4. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 17th day of August, 2022.

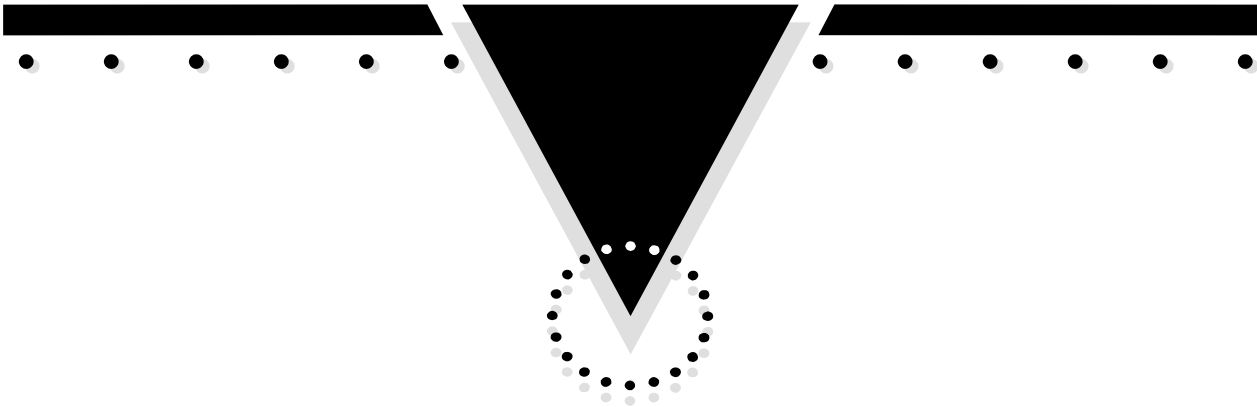
ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SIXTH ORDER OF BUSINESS



*Isles of Bartram Park
Community Development District*

Approved Budget

FY 2023

August 17, 2022



Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET

GENERAL FUND BUDGET

Summary Revenues and Expenditures	Page 1
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Series 2017 Special Assessments Bonds	Page 9-11

Isles of Bartram Park

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual YTD 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
<u>Revenues</u>					
Assessments	\$237,023	\$237,502	\$0	\$237,502	\$287,023
Developer Contributions	\$0	\$14,510	\$0	\$14,510	\$0
Carryforward Surplus	\$0	\$0	\$0	\$0	\$1,746
Total Revenues	\$237,023	\$252,012	\$0	\$252,012	\$288,769
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisors Fees	\$4,000	\$2,800	\$1,000	\$3,800	\$4,000
FICA	\$306	\$214	\$77	\$291	\$306
Engineering	\$6,000	\$3,771	\$1,000	\$4,771	\$6,000
Dissemination	\$7,000	\$5,250	\$1,750	\$7,000	\$7,000
Arbitrage	\$1,200	\$600	\$600	\$1,200	\$1,200
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$10,000	\$3,793	\$3,207	\$7,000	\$10,000
Annual Audit	\$4,200	\$3,800	\$0	\$3,800	\$3,900
Trustee Fees	\$8,000	\$7,333	\$667	\$8,000	\$8,000
Management Fees	\$46,800	\$35,100	\$11,700	\$46,800	\$49,140
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,400
Website Maintenance	\$800	\$600	\$200	\$800	\$950
Telephone	\$150	\$16	\$50	\$66	\$150
Postage	\$300	\$274	\$436	\$711	\$500
Insurance	\$9,292	\$8,957	\$0	\$8,957	\$10,748
Printing & Binding	\$1,300	\$306	\$506	\$813	\$1,300
Legal Advertising	\$2,000	\$293	\$350	\$643	\$1,400
Other Current Charges	\$500	\$485	\$375	\$860	\$900
Office Supplies	\$200	\$24	\$15	\$40	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$108,423	\$79,692	\$22,233	\$101,925	\$112,269
<u>Field</u>					
Landscape Maintenance	\$57,800	\$42,545	\$13,572	\$56,117	\$57,800
Lake Maintenance	\$25,800	\$16,630	\$9,810	\$26,440	\$25,800
Waterfall/Entry Pond Maintenance	\$6,600	\$6,218	\$2,166	\$8,384	\$8,500
Lake Fountains Maintenance (Lake Doctors)	\$11,400	\$6,468	\$0	\$6,468	\$11,400
Management	\$6,000	\$4,500	\$1,500	\$6,000	\$6,000
Utilities	\$20,000	\$5,518	\$5,000	\$10,518	\$15,000
General Maintenance	\$1,000	\$2,050	\$0	\$2,050	\$2,000
Capital Reserve Fund	\$0	\$0	\$0	\$0	\$50,000
Total Field	\$128,600	\$83,929	\$32,048	\$115,978	\$176,500
Total Expenditures	\$237,023	\$163,621	\$54,282	\$217,903	\$288,769
Excess Revenues/(Expenditures)	\$0	\$88,391	(\$54,282)	\$34,109	\$0

DESCRIPTION	Units	FY 2022	FY 2023	Gross Per Unit Increase	FY 2022	FY 2023
		Gross Per Unit	Gross Per Unit		Gross Assessment	Gross Assessment
Gross Assesment - Tax Collector	635	\$397	\$481	\$84	\$252,152	\$305,344
Less: Discounts & Collections (6%)					(\$15,129)	(\$18,321)
Net Assesment - Tax Collector				\$84	\$237,023	\$287,023

Isles of Bartram Park

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

REVENUES:

Assessments

The District will levy a non-ad-valorem maintenance assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisors Fees

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

FICA Expense

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

Engineering

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

Dissemination Fees

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
GMS	\$ 583	\$ 7,000

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2015 & 2017 Special Assessment Revenue Bonds.

Assessment Roll

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

Attorney

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

Isles of Bartram Park
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Annual Audit

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

Trustee Fees

The District issued Series 2015 & Series 2017 Special Assessment Bonds, which are held with a Trustee at The Bank of New York Mellon. The amount of the trustee fees is based on the agreement between BNY and the District.

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Isles of Bartram Park
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2023

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field:

Landscape Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	\$ 2,750	\$ 32,996
Other Services	\$ 1,714	\$ 20,565
Contingency	\$ 353	\$ 4,239
	\$ 4,817	\$ 57,800

Lake Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Lake Maintenance	\$ 1,670	\$ 20,040
Triploid Grass Carp	\$ -	\$ 4,800
Contingency	\$ 80	\$ 960
Total	\$ 1,750	\$ 25,800

Waterfall/Pond Entry Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Innovative Fountain Services	\$ 252	\$ 3,027
Crystal Clean	\$ 450	\$ 5,400
Contingency	\$ 6	\$ 73
	\$ 708	\$ 8,500

Isles of Bartram Park
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2023

Lake Fountains Maintenance

The District has contracted with The Lake Doctors to provide maintenance of fountains in lakes.

<u>Contract</u>	<u>Quarterly</u>	<u>Annual</u>
The Lake Doctor's	\$ 350	\$ 1,400
<u>Contingency</u>	<u>\$ 2,500</u>	<u>\$ 10,000</u>
	\$ 2,850	\$ 11,400

Management Company

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 500	\$ 6,000

Utilities

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

General Maintenance

Estimated cost for general maintenance services of the district.

Capital Reserve Fund

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities.

Isles of Bartram Park
Community Development District

Debt Service Fund
Series 2015

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
Revenues					
Assessments	\$432,170	\$430,638	\$0	\$430,638	\$429,732
Interest Income	\$50	\$406	\$1,180	\$1,586	\$1,400
Carry Forward Surplus*	\$371,502	\$376,547	\$0	\$376,547	\$290,112
Total Revenues	\$803,722	\$807,591	\$1,180	\$808,771	\$721,244
Expenditures					
<i>Series 2015</i>					
Interest - 11/01	\$150,841	\$150,841	\$0	\$150,841	\$145,659
Principal - 11/01	\$115,000	\$115,000	\$0	\$115,000	\$120,000
Prepayment - 11/01	\$32,000	\$20,000	\$0	\$20,000	\$0
Interest - 05/01	\$148,325	\$147,819	\$0	\$147,819	\$143,034
Prepayment - 05/01	\$0	\$85,000	\$0	\$85,000	\$0
Total Expenditures	\$446,166	\$518,659	\$0	\$518,659	\$408,694
Excess Revenues	\$357,556	\$288,932	\$1,180	\$290,112	\$312,550

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

11/1/23 Interest	\$143,034
11/1/23 Principal	\$130,000
	\$273,034

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

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2015, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/22	\$ 5,810,000	\$ 120,000	\$ 145,659	\$ 265,659
5/1/23	\$ 5,690,000	\$ -	\$ 143,034	\$ -
11/1/23	\$ 5,690,000	\$ 130,000	\$ 143,034	\$ 416,069
5/1/24	\$ 5,560,000	\$ -	\$ 140,191	\$ -
11/1/24	\$ 5,560,000	\$ 135,000	\$ 140,191	\$ 415,381
5/1/25	\$ 5,425,000	\$ -	\$ 137,238	\$ -
11/1/25	\$ 5,425,000	\$ 140,000	\$ 137,238	\$ 414,475
5/1/26	\$ 5,285,000	\$ -	\$ 134,175	\$ -
11/1/26	\$ 5,285,000	\$ 160,000	\$ 134,175	\$ 428,350
5/1/27	\$ 5,125,000	\$ -	\$ 130,175	\$ -
11/1/27	\$ 5,125,000	\$ 165,000	\$ 130,175	\$ 425,350
5/1/28	\$ 4,960,000	\$ -	\$ 126,050	\$ -
11/1/28	\$ 4,960,000	\$ 175,000	\$ 126,050	\$ 427,100
5/1/29	\$ 4,785,000	\$ -	\$ 121,675	\$ -
11/1/29	\$ 4,785,000	\$ 185,000	\$ 121,675	\$ 428,350
5/1/30	\$ 4,600,000	\$ -	\$ 117,050	\$ -
11/1/30	\$ 4,600,000	\$ 195,000	\$ 117,050	\$ 429,100
5/1/31	\$ 4,405,000	\$ -	\$ 112,175	\$ -
11/1/31	\$ 4,405,000	\$ 205,000	\$ 112,175	\$ 429,350
5/1/32	\$ 4,200,000	\$ -	\$ 107,050	\$ -
11/1/32	\$ 4,200,000	\$ 215,000	\$ 107,050	\$ 429,100
5/1/33	\$ 3,985,000	\$ -	\$ 101,675	\$ -
11/1/33	\$ 3,985,000	\$ 225,000	\$ 101,675	\$ 428,350
5/1/34	\$ 3,760,000	\$ -	\$ 96,050	\$ -
11/1/34	\$ 3,760,000	\$ 235,000	\$ 96,050	\$ 427,100
5/1/35	\$ 3,525,000	\$ -	\$ 90,175	\$ -
11/1/35	\$ 3,525,000	\$ 245,000	\$ 90,175	\$ 425,350

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	\$3,280,000	\$ -	\$ 84,050	\$ -
11/1/36	\$3,280,000	\$ 260,000	\$ 84,050	\$ 428,100
5/1/37	\$3,020,000	\$ -	\$ 77,388	\$ -
11/1/37	\$3,020,000	\$ 275,000	\$ 77,388	\$ 429,775
5/1/38	\$2,745,000	\$ -	\$ 70,341	\$ -
11/1/38	\$2,745,000	\$ 285,000	\$ 70,341	\$ 425,681
5/1/39	\$2,460,000	\$ -	\$ 63,038	\$ -
11/1/39	\$2,460,000	\$ 300,000	\$ 63,038	\$ 426,075
5/1/40	\$2,160,000	\$ -	\$ 55,350	\$ -
11/1/40	\$2,160,000	\$ 315,000	\$ 55,350	\$ 425,700
5/1/41	\$1,845,000	\$ -	\$ 47,278	\$ -
11/1/41	\$1,845,000	\$ 335,000	\$ 47,278	\$ 429,556
5/1/42	\$1,510,000	\$ -	\$ 38,694	\$ -
11/1/42	\$1,510,000	\$ 350,000	\$ 38,694	\$ 427,388
5/1/43	\$1,160,000	\$ -	\$ 29,725	\$ -
11/1/43	\$1,160,000	\$ 370,000	\$ 29,725	\$ 429,450
5/1/44	\$ 790,000	\$ -	\$ 20,244	\$ -
11/1/44	\$ 790,000	\$ 385,000	\$ 20,244	\$ 425,488
5/1/45	\$ 405,000	\$ -	\$ 10,378	\$ -
11/1/45	\$ 405,000	\$ 405,000	\$ 10,378	\$ 425,756
Totals		\$5,810,000	\$4,252,053	\$ 10,062,053

Isles of Bartram Park
Community Development District

Debt Service Fund
Series 2017

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 6/30/22</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/22</i>	<i>Approved Budget FY 2023</i>
Revenues					
Assessments	\$341,479	\$342,199	\$0	\$342,199	\$341,479
Interest Income	\$35	\$309	\$936	\$1,245	\$1,000
Carry Forward Surplus*	\$238,817	\$242,091	\$0	\$242,091	\$234,660
Total Revenues	\$580,331	\$584,599	\$936	\$585,535	\$577,139
Expenditures					
<i>Series 2017</i>					
Interest - 11/01	\$118,813	\$118,813	\$0	\$118,813	\$116,697
Principal - 11/01	\$100,000	\$100,000	\$0	\$100,000	\$105,000
Interest - 05/01	\$117,063	\$117,063	\$0	\$117,063	\$114,859
Prepayment - 05/01	\$0	\$15,000	\$0	\$15,000	\$0
Total Expenditures	\$335,875	\$350,875	\$0	\$350,875	\$336,556
Excess Revenues	\$244,456	\$233,724	\$936	\$234,660	\$240,583

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

11/1/23 Interest	\$114,859
11/1/23 Principal	\$110,000
	\$224,859

Residential Type	Units	Gross Per Unit	Gross Assesment
68'	79	\$1,205	\$95,205
73'	85	\$1,389	\$118,055
83'	87	\$1,458	\$126,848
83'	1	\$1,165	\$1,165
90'	14	\$1,572	\$22,002
Total	266		\$363,276
Less: Discounts & Collections (6%)			\$21,797
Net Annual Assesment			\$341,479

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2017, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
11/1/22	\$4,835,000	\$ 105,000	\$ 116,697	\$ 221,697
5/1/23	\$4,835,000		\$ 114,859	\$ -
11/1/23	\$4,835,000	\$ 110,000	\$ 114,859	\$ 339,719
5/1/24	\$4,725,000		\$ 112,659	\$ -
11/1/24	\$4,725,000	\$ 115,000	\$ 112,659	\$ 340,319
5/1/25	\$4,610,000		\$ 110,359	\$ -
11/1/25	\$4,610,000	\$ 120,000	\$ 110,359	\$ 340,719
5/1/26	\$4,490,000		\$ 107,959	\$ -
11/1/26	\$4,490,000	\$ 120,000	\$ 107,959	\$ 335,919
5/1/27	\$4,370,000		\$ 105,559	\$ -
11/1/27	\$4,370,000	\$ 125,000	\$ 105,559	\$ 336,119
5/1/28	\$4,245,000		\$ 103,059	\$ -
11/1/28	\$4,245,000	\$ 130,000	\$ 103,059	\$ 336,119
5/1/29	\$4,115,000		\$ 100,053	\$ -
11/1/29	\$4,115,000	\$ 140,000	\$ 100,053	\$ 340,106
5/1/30	\$3,975,000		\$ 96,816	\$ -
11/1/30	\$3,975,000	\$ 145,000	\$ 96,816	\$ 338,631
5/1/31	\$3,830,000		\$ 93,463	\$ -
11/1/31	\$3,830,000	\$ 150,000	\$ 93,463	\$ 336,925
5/1/32	\$3,680,000		\$ 89,994	\$ -
11/1/32	\$3,680,000	\$ 160,000	\$ 89,994	\$ 339,988
5/1/33	\$3,520,000		\$ 86,294	\$ -
11/1/33	\$3,520,000	\$ 165,000	\$ 86,294	\$ 337,588
5/1/34	\$3,355,000		\$ 82,478	\$ -
11/1/34	\$3,355,000	\$ 175,000	\$ 82,478	\$ 339,956
5/1/35	\$3,180,000		\$ 78,431	\$ -
11/1/35	\$3,180,000	\$ 180,000	\$ 78,431	\$ 336,863

Isles of Bartram Park
Community Development District

Amortization Schedule
Series 2017, Special Assessment Bonds

(Term Bonds Due Combined)

Date	Balance	Principal	Interest	Annual
5/1/36	\$3,000,000		\$ 74,269	\$ -
11/1/36	\$3,000,000	\$ 190,000	\$ 74,269	\$ 338,538
5/1/37	\$2,810,000		\$ 69,875	\$ -
11/1/37	\$2,810,000	\$ 200,000	\$ 69,875	\$ 339,750
5/1/38	\$2,610,000		\$ 65,250	\$ -
11/1/38	\$2,610,000	\$ 210,000	\$ 65,250	\$ 340,500
5/1/39	\$2,400,000		\$ 60,000	\$ -
11/1/39	\$2,400,000	\$ 220,000	\$ 60,000	\$ 340,000
5/1/40	\$2,180,000		\$ 54,500	\$ -
11/1/40	\$2,180,000	\$ 230,000	\$ 54,500	\$ 339,000
5/1/41	\$1,950,000		\$ 48,750	\$ -
11/1/41	\$1,950,000	\$ 240,000	\$ 48,750	\$ 337,500
5/1/42	\$1,710,000		\$ 42,750	\$ -
11/1/42	\$1,710,000	\$ 250,000	\$ 42,750	\$ 335,500
5/1/43	\$1,460,000		\$ 36,500	\$ -
11/1/43	\$1,460,000	\$ 265,000	\$ 36,500	\$ 338,000
5/1/44	\$1,195,000		\$ 29,875	\$ -
11/1/44	\$1,195,000	\$ 280,000	\$ 29,875	\$ 339,750
5/1/45	\$ 915,000		\$ 22,875	\$ -
11/1/45	\$ 915,000	\$ 290,000	\$ 22,875	\$ 335,750
5/1/46	\$ 625,000		\$ 15,625	\$ -
11/1/46	\$ 625,000	\$ 305,000	\$ 15,625	\$ 336,250
5/1/47	\$ 320,000		\$ 8,000	\$ -
11/1/47	\$ 320,000	\$ 320,000	\$ 8,000	\$ 336,000
Totals		\$4,940,000	\$3,737,203	\$ 8,677,203

SEVENTH ORDER OF BUSINESS

A.

RESOLUTION 2022-06

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, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, 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, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) 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, 2023."
- 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 2022/2023, 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 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

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

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2022.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023 Budget

B.

RESOLUTION 2022-07

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 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 17th day of August 2022.

ATTEST:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

EIGHTH ORDER OF BUSINESS



Aquatic Management Agreement

This Agreement dated *effective to start* _____, 2022, is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Isles of Bartram Park CDD (Celestina) c/o Jim Oliver, GMS

Billing Address 35 Mandara Way

City St Johns State FL Zip _____

Phone 904-940-5850 Cell _____ E-Mail joliver@gmsnf.com

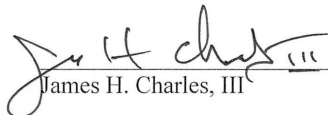
Hereinafter called "**CLIENT**".

- 1) **Charles Aquatics, Inc.**, agrees to provide aquatic management services in accordance with the terms and conditions of this **Agreement** and within all applicable governmental regulations for a period of twelve (12) months from the date of the execution of this **Agreement** at the following location(s): Eleven (11) ponds located in St Johns County, FL.
- 2) **CLIENT** agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed aquatic management services:

a) Monthly Aquatic Management Services	\$ <u>4,031.</u>
b) Comprehensive Service Reports following each treatment	\$ <u>Included</u>
c) Pollution Liability Insurance	\$ <u>Included</u>
d) Grass Carp stocking (Upon Approval)	\$ <u>8.00/fish</u>
e) Permitting for Grass Carp	\$ <u>Included</u>
f) Fabrication and Installation of Aluminum Fish Barriers	\$ <u>45/sq. ft</u>
g) Excessive Construction Trash Collection	\$ <u>75./hour</u>

- 3) **The terms and conditions in this entire Agreement (to include pages 2 and 3) form an integral part of this Agreement and the CLIENT hereby acknowledges that he has read, is familiar with, has checked and initialed all boxes listing DISCLOSURE conditions (a) through (i) on page 2, and will comply with the contents thereof.**

Charles Aquatics, Inc.


James H. Charles, III

Client

Sign _____

Print _____

Date _____

- 4) Payment - This contract has a Net 30 payment requirements. Payments made after 30 days from the date of the invoice will be assessed interest charges in the amount of 1.5% for each month payment is late.
- 5) Aquatic management services stated in this **Agreement** will commence within ten (10) days of the execution of this **Agreement** by the **CLIENT**.
- 6) The offer contained herein is withdrawn and this **Agreement** shall have no further force and effect unless executed and returned by the **CLIENT** to **Charles Aquatics, Inc.** on or before **August 31, 2022**.

Terms and Conditions

- 1) **Control Methods** - Aquatic Management services will be provided by procedures consistent with environmentally safe water management practices using one or more of the following established methods and techniques where applicable and as indicated on page one (1) of this agreement for the control of aquatic weeds:
 - a) **Chemical Control** - Chemical control consists of periodic applications of aquatic herbicides and algicides to control aquatic weeds and filamentous or macrophytic algae. When necessary and prior to treatment with aquatic herbicides or algicides, oxygen tests will be conducted to ensure oxygen levels are adequate for fish and other aquatic life survival. There is no additional charge for indicated routine oxygen testing. Planktonic algae and Cyanobacteria will be an additional fee to control.
 - b) **Biological Control** - Biological control consists of the stocking of weed eating fish, *primarily triploid grass carp*. **CLIENT** acknowledges that prior to fish stocking, governmental permits may be required, and that there may be further requirements for the installation of fish barriers. Fish barrier installation is a separate service from fish stocking and may be provided at no additional cost.
 - c) **Mechanical Removal** - Mechanical removal consists of the physical removal of aquatic weeds from waterways. The disposal site of aquatic weeds will be determined by mutual agreement between **Charles Aquatics, Inc.** and the **CLIENT**. Mechanical removal of aquatic weeds may be performed at an additional cost to the **Client**. **This Service is not included in this agreement but available for an additional fee.**
 - d) **Trash Removal** – Trash removal consists of the physical removal of minor trash floating within and from the areas immediately surrounding the Client’s waterway(s) and may be provided at no additional cost. Minor trash is defined as the amount of trash that can fit into a 5 gallon bucket. More trash than that will be an additional cost at \$75/manhour.
- 2) **Disclosure** - **CLIENT** agrees to disclose, by checking and initialing boxes adjacent to subparagraphs (a) through (i) below, the existence of any of the following which presently exist or will be expected to exist in the treated waterway(s) during the entire term of this **Agreement** and any extension(s) thereof.

	YES	NO	INITIALS
a) Water used for irrigating landscape around ponds is "effluent" or reclaimed water.	<input type="checkbox"/>	<input type="checkbox"/>	_____
b) Water from the treated waterway(s) is used for irrigation.	<input type="checkbox"/>	<input type="checkbox"/>	_____
c) Water from the treated waterway(s) is used for human or animal consumption.	<input type="checkbox"/>	<input type="checkbox"/>	_____
d) Treated waterways have been mitigated (government required aquatic planting) or are scheduled to be mitigated.	<input type="checkbox"/>	<input type="checkbox"/>	_____
e) Any special use of treated waterway which may conflict with treatments.	<input type="checkbox"/>	<input type="checkbox"/>	_____
f) The presence of fish such as triploid grass carp, tilapia or koi in the treated waterway.	<input type="checkbox"/>	<input type="checkbox"/>	_____
g) Restrictions on the use of any aquatic herbicides or algicides in the waterways to be treated.	<input type="checkbox"/>	<input type="checkbox"/>	_____
h) Existence of other aquatic management programs being conducted in the same waterway (s) which Charles Aquatics, Inc. is treating.	<input type="checkbox"/>	<input type="checkbox"/>	_____
i) CLIENT agrees to provide Charles Aquatics, Inc. additional details on any conditions (s) checked “ YES ” in boxes adjacent subparagraphs (a) through (g) above on the spaces below:			_____ _____ _____

- j) **CLIENT** agrees that its failure to disclose any conditions (s) listed in (a) through (i) above may compromise **Charles Aquatics’** capacity to adequately perform satisfactory aquatic management service and may necessitate renegotiation of the **Agreement**.
- k) Any failure of **CLIENT** to disclose conditions listed in (a) through (i) above on the date of the execution of this Agreement which may hinder or significantly change **Charles Aquatics’** ability to provide satisfactory aquatic management service does not relieve **CLIENT’s** obligation to pay **Charles Aquatics, Inc.** for service provided under the terms and conditions of this **Agreement**.
- l) Disclosure by checking and initialing boxes listing **certain** conditions adjacent to subparagraphs (a) through (i) above may be cause for **Client** and **Charles Aquatics, Inc.** to renegotiate this **Agreement** prior to the provision of any service by **Charles Aquatics, Inc.**

- 3) **Time-Use Restrictions** - When federal and state regulations require water time-use restrictions following the application of aquatic herbicides, **Charles Aquatics, Inc.**, will notify the **CLIENT** in writing of such restrictions at the time of treatment. It shall be the responsibility of the **CLIENT** to comply with the restrictions throughout the required period of time-use restrictions. **CLIENT** understands and agrees that notwithstanding any other provisions of this **Agreement, Charles Aquatics, Inc.** does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
- 4) **Access** - **CLIENT** agrees to provide adequate access of aquatic management equipment to waterway(s) being treated. Adequate access will be determined by **Charles Aquatics, Inc.** and the **Client**. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this **Agreement** may be terminated or renegotiated.
- 5) **Effective Date** - The effective date of this **Agreement** is the first day of the month in which aquatic management services are first provided.
- 6) **Termination** - Termination of this **Agreement** may be made in writing at any time by **Charles Aquatics, Inc.** or by the **CLIENT**. The effective date of any termination will be the last day of the month during which written notice is received by **Charles Aquatics, Inc.** *In the event that Charles Aquatics, Inc. installs aluminum fish barriers at their cost and the contract is terminated by CLIENT, the CLIENT must reimburse Charles Aquatics, Inc. for the barriers.*
- 7) **Renewal** - Upon completion of this **Agreement** or any extension thereof, this **Agreement** shall be extended for a period equal to its original term unless terminated by either party. To compensate for economic forces beyond the control of **CHARLES AQUATICS, Inc.**, **Client** agrees to pay an annual four percent (4%) increase for provided aquatic management services. The increase will be rounded off to the nearest dollar.
- 8) **Insurance Coverage** - **Charles Aquatics, Inc.** shall maintain the following insurance coverage: Automobile Liability, General Liability and Pollution Liability. Workers' Compensation coverage is also provided. **Charles Aquatics, Inc.** will submit copies of current insurance certificates upon request.
- 9) **Disclaimer** - Neither party to this **Agreement** shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) **Authorized Agent** - **CLIENT** warrants that he is authorized to execute this **Aquatic Management Agreement** on behalf of the riparian owner and to hold **Charles Aquatics, Inc.**, harmless for consequences of such service not arising out of the sole negligence of **Charles Aquatics, Inc.**
- 11) **Monthly Payments** - The monthly amount is firm for the entire term of the original **Agreement**. **CLIENT** understands that, for convenience the annual agreement payments will be distributed equally over a twelve (12) month period and that individual monthly billings may not necessarily reflect fluctuating costs of service. **CLIENT** agrees to reimburse **CHARLES AQUATICS, Inc.** for any bank charges resulting from a returned check for insufficient funds.
- 12) **Damages** - **Charles Aquatics, Inc.** agrees to hold **CLIENT** harmless from any loss, damage or claims arising out of the sole negligence of **Charles Aquatics, Inc.** However, **Charles Aquatics, Inc.** shall in no event be liable to the **CLIENT** or to others, for indirect, special or consequential damages resulting from any cause whatsoever not caused by or resulting from the responsibility of **Charles Aquatics, Inc.**
- 13) **Non-Payment, Default** - In the case of non-payment by the **CLIENT**, **Charles Aquatics, Inc.** reserves the right following written notice to the **CLIENT** to terminate this **Agreement**, and reasonable attorneys' fees and costs of collection shall be paid by the **CLIENT**, whether suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
- 14) **Assignment of the Agreement** - This **Agreement** is not assignable by the **CLIENT** except upon prior written consent by **Charles Aquatics, Inc.**
- 15) **Alterations and Modifications** - This three (3) page **Agreement** constitutes the entire **Agreement** of the Parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **Charles Aquatics, Inc.** and the **CLIENT**.

FIRST CHOICE AQUATICS

11258 EMUNESS ROAD

JACKSONVILLE, FL. 32218

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/02/2022

Proposal For Celestina POA

This agreement dated effective to start _____, 2022 is made between First Choice Aquatics, Inc. and

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Hereinafter called "Customer".

1. First Choice Aquatics agrees to provide aquatic services in accordance with the terms and conditions of this agreement and within all governmental regulations for a period of twelve (12) months from the commencement of this agreement at the following location(s):

12 PONDS LOCATED AT CELESTINA

2. The effective date of this agreement is the first day of the month in which aquatic management services are first provided.
3. Minimum of Twelve (12) inspections with treatment are required (approximately once every 30 days)
4. All Included: Trash and debris removal on scheduled visits and keeping the culvert systems free of obstruction.
5. The Customer agrees to pay First Choice Aquatics the following sum(s) for specified aquatic management services. The initial treatment will be a total of **\$ 1180.00.** Each monthly aquatic service will be a total of **\$1180.00.** The Grass Carp stocking charge is **\$10.00 per fish.** Detailed service reports will be given following each treatment, and permitting for grass carp/ fish barrier installation will be included. Additional treatments will be provided as necessary, free of charge. In addition, First Choice Aquatics will provide free call back service within 24 hours.
6. Payment schedule is as follows:
 - Payment for the initial month of aquatic management services is due upon the execution of this agreement.
 - Payment for the balance of the aquatic management services is payable in eleven (11) equal payments due the first day of each month.

FIRST CHOICE AQUATICS

11258 EMUNESS ROAD

JACKSONVILLE, FL. 32218

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/02/2022

Terms and Conditions:

1. Aquatic Management services will commence within ten business days of the execution of this agreement.
2. Neither party shall be responsible in damages, penalties, or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, accidents, acts of God, governmental order and regulations, curtailment or failure to obtain enough material or other cause beyond its reasonable control in which it is unable to overcome. Should First choice aquatics be prohibited, restricted, or otherwise prevented from rendering specified services by any of the conditions, First Choice Aquatics shall notify the customer of said condition and of the excess direct costs arising therefrom.
3. Carp Containment Barriers: First Choice Aquatics is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from First Choice Aquatics installing Carp Containment Barriers on the structures.
4. Time-use restrictions – When federal and state regulations require water-time restrictions following the application of aquatic herbicides, First Choice Aquatics will notify the customer in writing of such restrictions at the time of treatment. It shall be the responsibility of the customer to comply with the restrictions throughout the required period of time-use restrictions. Customer understands and agrees that notwithstanding any other provisions of this agreement, First Choice Aquatics does not assume any liability for failure by any party to be notified of, or comply with, the above time-use restrictions.
5. Access – Customer agrees to provide adequate access of aquatic management equipment to waterways being treated. Aquatic access will be determined by First Choice Aquatics and the customer. Access routes must be a minimum of ten (10) feet in width, and ten (10) feet high; must provide a firm surface for the passage of boats, boat trailers, and towing vehicles; must have a grade no greater than forty-five (45) degrees; and not require crossing bulkheads surrounding waterways. In the event it is deemed there are not adequate access routes to waterways for aquatic management equipment, this agreement may be terminated or renegotiated.
6. Automatic Extension – Upon the anniversary date, this agreement shall automatically be extended for successive twelve (12) month periods, unless notice of non-renewal has been received by First Choice Aquatics, in writing, at least thirty (30) days prior to the anniversary date. The anniversary date shall be the first day of the month in which services were first rendered under this agreement. Prices specified are firm throughout the original term of the contract; but thereafter, First Choice Aquatics may, within (30) days' pre-notification, change pricing effective upon the next anniversary date. If you do not agree with a proposed price change, you must notify us in writing within twenty-one (21) days after receipt of our price change notice. First Choice Aquatics shall then have the option of terminating this agreement without penalty to you.
7. Authorized Agent – Customer warrants that he/she is authorized to execute this aquatic management agreement on behalf of the riparian owner and to hold First Choice Aquatics harmless for consequences of such services not arising out of the sole negligence of First Choice Aquatics.
8. Monthly Payments – The monthly amount is firm for the entire term of the original agreement. The customer understands that the annual agreement payments will be distributed over a twelve (12) month period. The customer agrees to reimburse First Choice Aquatics for any bank charges resulting from a returned check for insufficient funds.
9. Payment of services are due within 15 days of invoice due date. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1 ½ per month. Services will be restricted on any account sixty (60) days past due until payment is received in full.

FIRST CHOICE AQUATICS

11258 EMUNESS ROAD
JACKSONVILLE, FL. 32218

904-226-7031

www.firstchoiceaquaticsjax@gmail.com

08/02/2022

- 10. Non-Payment, Default – In the case of non-payment by the customer, First Choice Aquatics reserves the right following written notice to the customer to terminate this agreement, and reasonable attorneys’ fee and costs of collection shall be paid by the customer, whether the suit is filed or not. In addition, interest at the rate of one and one half percent (1.5%) per month may be assessed for the period of delinquency.
- 11. Assignment of the agreement – This agreement is not assignable by the customer except upon written consent by First Choice Aquatics.
- 12. Termination of Contract: A 30-day written notice by either party is required to terminate this contract.

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

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

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

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

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

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

First Choice Aquatics, Inc.

CLIENT

Signed: _____

Signed: _____

Daniel J. Thomas, President

Print Name: _____

SERVICES CONTRACT

CUSTOMER NAME: Celestina Master Association

SUBMITTED TO: James Oliver

CONTRACT EFFECTIVE DATE: September 1, 2022, through August 31, 2023

SUBMITTED BY: Joe Harms

SERVICES: Annual pond maintenance for eleven (11) ponds totaling 32,815 per ft and 56.61 acres.

Quarterly Maintenance of four(4) fountains.

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$24,537.00**. SOLitude shall invoice Customer **\$2,044.75. per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

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3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.

5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of

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application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Celestina Master Association

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

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**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

SCHEDULE A - SERVICES

ANNUAL POND MANAGEMENT SERVICES FOR ELEVEN (11) POND'S & FOUR (4) FOUNTAINS.

Monitoring:

1. A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) on a **one (1) time per month** basis.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time

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the issue was first observed and reported to the Customer in writing as part of that month's service report.

3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Pond(s) will be inspected on a **one (1) time per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **one (1) time per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

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Pond Algae Control:

1. Pond(s) will be inspected on a **one (1) time per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Fountain Maintenance Service: For Four (4) fountains.

1. Company will service each of the fountains **four (4) times per year** on a once per month basis as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.

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3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.

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- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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TENTH ORDER OF BUSINESS

B.

August 5, 2022

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

**Reference: Isles of Bartram Park Community Development District
ETM No. 13-125**

Subject: 2022 Engineer's Report Bond Series 2015 and Series 2017

Dear Ms. Rogers:

In accordance with Chapter 189.415, Florida Statutes, we hereby offer the following report.

We have inspected the District's facilities and have found them to be generally in good repair, working order and condition. It appears that the facilities are maintained regularly, and we do not recommend any additional maintenance or repair at this time.

If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,
England-Thims & Miller, Inc.



Matthew S. Maggiore, P.E.
Executive Vice President

cc: Jim Oliver – Isles of Bartram Park CDD District Manager

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 2023** at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Wednesday of each month listed (unless notated otherwise*) as follows:

November 16, 2022
February 15, 2023
May 17, 2023 (Approve Budget)
August 16, 2023 (Budget Adoption)

THIRTEENTH ORDER OF BUSINESS

A.

*Isles of Bartram Park
Community Development District*

Unaudited Financial Statements

as of

June 30, 2022

Isles of Bartram Park
Community Development District
Combined Balance Sheet
June 30, 2022

Governmental Fund Types

(Memorandum Only)

	General	Debt Service	2022
<u>Assets:</u>			
Cash	\$144,995	---	\$144,995
Investments:			
Series 2015:			
Reserve	---	\$218,828	\$218,828
Interest	---	\$10	\$10
Revenue	---	\$284,377	\$284,377
Sinking Fund	---	\$114	\$114
Prepayment	---	\$5	\$5
General Redemption	---	\$1,281	\$1,281
Optional Redepmtion	---	\$7	\$7
Due from General Fund	---	\$3,138	\$3,138
Series 2017:			
Reserve	---	\$170,925	\$170,925
Interest	---	\$228,990	\$228,990
Revenue	---	\$169	\$169
Sinking	---	\$0	\$0
General Redemption	---	\$51	\$51
Optional Redepmtion	---	\$2	\$2
Prepayment	---	\$2,019	\$2,019
Due from General Fund	---	\$2,494	\$2,494
Prepaid Expenses	\$375	---	\$375
Total Assets	\$145,370	\$912,409	\$1,057,779
<u>Liabilities:</u>			
Accounts Payable	\$1,052	---	\$1,052
Accrued Expenses	\$500	---	\$500
Due to Other	---	---	\$0
Due to General Fund	---	---	\$0
Due to Debt Service 2015	\$3,138	---	\$3,138
Due to Debt Service 2017	\$2,494	---	\$2,494
Accrued Interest Payable	---	---	\$0
Accrued Principal Payable	---	---	\$0
Deferred Revenue	---	---	\$0
Fund Balances:			\$0
Restricted for Debt Service	---	\$912,409	\$912,409
Nonspendable	\$375	---	\$375
Unassigned	\$137,811	---	\$137,811
Total Liabilities & Fund Equity	\$145,370	\$912,409	\$1,057,779

Isles of Bartram Park
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For the Period ending June 30, 2022

	<i>Adopted Budget</i>	<i>Prorated Thru 06/30/22</i>	<i>Actual Thru 06/30/22</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Assessment - Tax Roll</i>	\$237,023	\$237,502	\$237,502	\$0
<i>Developer Contribution</i>	\$0	\$0	\$14,510	\$14,510
TOTAL REVENUES	\$237,023	\$237,502	\$252,012	\$14,510
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
<i>Supervisors</i>	\$4,000	\$3,000	\$2,800	\$200
<i>FICA Expense</i>	\$306	\$230	\$214	\$15
<i>Engineering</i>	\$6,000	\$4,500	\$3,771	\$729
<i>Dissemination</i>	\$7,000	\$5,250	\$5,250	\$0
<i>Arbitrage</i>	\$1,200	\$600	\$600	\$0
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Attorney Fees</i>	\$10,000	\$7,500	\$3,793	\$3,707
<i>Annual Audit</i>	\$4,200	\$4,200	\$3,800	\$400
<i>Trustee Fees</i>	\$8,000	\$7,333	\$7,333	\$0
<i>Management Fees</i>	\$46,800	\$35,100	\$35,100	\$0
<i>Information Technology</i>	\$1,200	\$900	\$900	\$0
<i>Website Maintenance</i>	\$800	\$600	\$600	(\$0)
<i>Telephone</i>	\$150	\$113	\$16	\$96
<i>Postage</i>	\$300	\$225	\$274	(\$49)
<i>Insurance</i>	\$9,292	\$9,292	\$8,957	\$335
<i>Printing and Binding</i>	\$1,300	\$975	\$306	\$669
<i>Legal Advertising</i>	\$2,000	\$1,500	\$293	\$1,207
<i>Other Current Charges</i>	\$500	\$375	\$485	(\$110)
<i>Office Supplies</i>	\$200	\$150	\$24	\$126
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$108,423	\$87,017	\$79,692	\$7,325
<u>FIELD:</u>				
<i>Landscape Maintenance</i>	\$57,800	\$43,350	\$42,545	\$805
<i>Lake Maintenance</i>	\$25,800	\$19,350	\$16,630	\$2,720
<i>Waterfall/Entry Pond Maintenance</i>	\$6,600	\$4,950	\$6,218	(\$1,268)
<i>Lake Fountains Maintenance</i>	\$11,400	\$8,550	\$6,468	\$2,082
<i>Facility Management</i>	\$6,000	\$4,500	\$4,500	\$0
<i>Utilities</i>	\$20,000	\$15,000	\$5,518	\$9,482
<i>General Maintenance</i>	\$1,000	\$750	\$2,050	(\$1,300)
TOTAL FIELD	\$128,600	\$96,450	\$83,929	\$12,521
TOTAL EXPENDITURES	\$237,023	\$183,467	\$163,621	\$19,846
EXCESS REVENUES (EXPENDITURES)	\$0		\$88,391	
FUND BALANCE - Beginning	\$0		\$49,795	
FUND BALANCE - Ending	\$0		\$138,186	

Isles of Bartram Park
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Assessment - Tax Roll	\$7,092	\$37,007	\$45,974	\$139,358	\$2,822	\$1,225	\$2,344	\$0	\$1,679	\$0	\$0	\$0	\$237,502
Developer Contribution	\$0	\$0	\$0	\$0	\$14,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,510
Total Revenues	\$7,092	\$37,007	\$45,974	\$139,358	\$17,332	\$1,225	\$2,344	\$0	\$1,679	\$0	\$0	\$0	\$252,012
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$800	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$2,800
FICA Expense	\$0	\$61	\$0	\$0	\$77	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$214
Engineering	\$0	\$0	\$0	\$731	\$113	\$0	\$1,519	\$1,409	\$0	\$0	\$0	\$0	\$3,771
Dissemination	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,250
Arbitrage	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$0	\$376	\$0	\$1,360	\$673	\$473	\$0	\$911	\$0	\$0	\$0	\$0	\$3,793
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
Trustee Fees	\$3,333	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,333
Management Fees	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$0	\$0	\$0	\$35,100
Information Technology	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
Website Maintenance	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$600
Telephone	\$2	\$6	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$16
Postage	\$2	\$9	\$105	\$18	\$19	\$18	\$25	\$49	\$29	\$0	\$0	\$0	\$274
Insurance	\$8,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,957
Printing and Binding	\$21	\$0	\$122	\$0	\$8	\$136	\$5	\$5	\$9	\$0	\$0	\$0	\$306
Legal Advertising	\$0	\$61	\$0	\$0	\$73	\$0	\$0	\$159	\$0	\$0	\$0	\$0	\$293
Other Current Charges	\$100	\$0	\$0	\$0	\$0	\$0	\$350	\$0	\$35	\$0	\$0	\$0	\$485
Office Supplies	\$0	\$0	\$21	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$22,841	\$9,964	\$4,898	\$6,759	\$6,612	\$9,077	\$6,557	\$8,260	\$4,724	\$0	\$0	\$0	\$79,692
<u>Field</u>													
Landscape Maintenance	\$4,709	\$2,670	\$5,111	\$2,750	\$2,750	\$5,074	\$10,608	\$6,124	\$2,750	\$0	\$0	\$0	\$42,545
Lake Maintenance	\$1,670	\$1,670	\$1,670	\$3,270	\$1,670	\$1,670	\$1,670	\$1,670	\$1,670	\$0	\$0	\$0	\$16,630
Waterfall/Entry Pond Maintenance	\$1,129	\$680	\$217	\$1,132	\$224	\$701	\$702	\$712	\$722	\$0	\$0	\$0	\$6,218
Lake Fountains Maintenance	\$350	\$415	\$5,023	\$350	\$0	\$0	\$0	\$0	\$330	\$0	\$0	\$0	\$6,468.00
Management	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$4,500
Utilities	\$1,252	\$1,246	\$987	\$276	\$650	\$668	\$439	\$0	\$0	\$0	\$0	\$0	\$5,518.27
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$2,050	\$0	\$0	\$0	\$0	\$0	\$2,050
Total Field	\$9,609	\$7,180	\$13,508	\$8,278	\$5,793	\$8,614	\$15,969	\$9,006	\$5,972	\$0	\$0	\$0	\$83,929
Total Expenses	\$32,450	\$17,144	\$18,406	\$15,037	\$12,406	\$17,690	\$22,526	\$17,266	\$10,696	\$0	\$0	\$0	\$163,621
Excess Revenues (Expenditures)	(\$25,358)	\$19,863	\$27,569	\$124,321	\$4,927	(\$16,466)	(\$20,182)	(\$17,266)	(\$9,017)	\$0	\$0	\$0	\$88,391

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For the Period ending June 30, 2022

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 06/30/22</i>	<i>Thru 06/30/22</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Tax Roll</i>	\$432,170	\$432,170	\$430,638	(\$1,532)
<i>Interest Income</i>	\$50	\$38	\$406	\$369
<i>TOTAL REVENUES</i>	\$432,220	\$432,207	\$431,044	(\$1,163)

EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$150,841	\$150,841	\$150,841	\$0
<i>Principal Expense - 11/01</i>	\$115,000	\$115,000	\$115,000	\$0
<i>Principal Expense - 11/01 Prepayment</i>	\$32,000	\$32,000	\$20,000	\$12,000
<i>Interest Expense - 05/01</i>	\$148,325	\$148,325	\$147,819	\$506
<i>Principal Expense - 05/01 Prepayment</i>	\$0	\$85,000	\$85,000	\$0
<i>TOTAL EXPENDITURES</i>	\$446,166	\$531,166	\$518,659	\$12,506

OTHER SOURCES/(USES)

<i>Transfer In and (Out)</i>	\$0	\$0	\$0	\$0
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0

<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$13,946)		(\$87,615)	
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<i>FUND BALANCE - Beginning</i>	\$371,502		\$595,374	
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<i>FUND BALANCE - Ending</i>	\$357,556		\$507,759	
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Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2017
Statement of Revenues & Expenditures
For the Period ending June 30, 2022

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 06/30/22</i>	<i>Thru 06/30/22</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Assessment - Tax Roll</i>	\$341,479	\$341,479	\$342,199	\$720
<i>Interest Income</i>	\$35	\$26	\$309	\$283
<i>TOTAL REVENUES</i>	\$341,514	\$341,505	\$342,508	\$1,003
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
<i>Interest Expense - 11/01</i>	\$118,813	\$118,813	\$118,813	\$0
<i>Principal Expense - 11/01</i>	\$100,000	\$100,000	\$100,000	\$0
<i>Interest Expense - 05/01</i>	\$117,063	\$117,063	\$117,063	\$0
<i>Principal Expense - 5/01 Prepayment</i>	\$0	\$0	\$15,000	(\$15,000)
<i>TOTAL EXPENDITURES</i>	\$335,875	\$335,875	\$350,875	(\$15,000)
<u>OTHER SOURCES/(USES)</u>				
<i>Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$5,639		(\$8,367)	
<i>FUND BALANCE - Beginning</i>	\$238,817		\$413,016	
<i>FUND BALANCE - Ending</i>	<u>\$244,456</u>		<u>\$404,649</u>	

Isles of Bartram Park
Community Development District
Long Term Debt Report

Series 2015 Special Assessment Bonds	
Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/45
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$218,827.68
Reserve Balance:	\$218,827.68
Bonds outstanding - 11/30/2015	\$6,725,000
Less: November 1, 2015	\$0
Less: November 1, 2016	(\$110,000)
Less: November 1, 2017	(\$130,000)
Less: May 1, 2018 (Prepayment)	(\$100,000)
Less: November 1, 2018	(\$100,000)
Less: May 1, 2019 (Prepayment)	(\$20,000)
Less: November 1, 2019	(\$105,000)
Less: November 1, 2019 (Prepayment)	(\$5,000)
Less: November 1, 2020	(\$110,000)
Less: May 1, 2021 (Prepayment)	(\$15,000)
Less: November 1, 2021	(\$115,000)
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022 (Prepayment)	(\$85,000)
Current Bonds Outstanding	\$5,810,000

Series 2017 Special Assessment Bonds	
Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/47
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$170,924.72
Reserve Balance:	\$170,924.72
Bonds outstanding - 11/30/2017	\$5,345,000
Less: November 1, 2018	(\$50,000)
Less: May 1, 2019 (Prepayment)	(\$25,000)
Less: August 1, 2019 (Prepayment)	(\$15,000)
Less: November 1, 2019	(\$95,000)
Less: November 1, 2019 (Prepayment)	(\$5,000)
Less: November 1, 2020	(\$100,000)
Less: November 1, 2021	(\$100,000)
Less: May 1, 2022 (Prepayment)	(\$15,000)
Current Bonds Outstanding	\$4,940,000

B.

**ISLES OF BARTRAM PARK CDD
FISCAL YEAR 2022 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY22 O&M ASMT	TOTAL ASMTS
STANDARD PACIFIC OF FLORIDA	19	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES NET	19	-	-	7,091.94	7,091.94
TAX ROLL NET	616	429,732.19	341,479.08	229,925.20	1,001,136.47
TOTAL DISTRICT NET	635	429,732.19	341,479.08	237,017.14	1,008,228.41

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
STANDARD PACIFIC OF FLORIDA	-	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES	-	-	-	7,091.94	7,091.94
TAX ROLL RECEIVED / DUE	(2,110.89)	430,638.27	342,199.08	230,410.01	1,003,247.36
TOTAL RECEIPTS / DUE	(2,110.89)	430,638.27	342,199.08	237,501.95	1,010,339.30

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	-	-	-	-
2	11/17/2021	13,059.33	10,377.36	6,987.30	30,423.99
3	11/22/2021	56,106.63	44,584.14	30,019.47	130,710.24
4	12/8/2021	37,940.43	30,148.69	20,299.76	88,388.88
5	12/20/2021	47,986.09	38,131.29	25,674.62	111,792.00
6	1/14/2022	260,456.43	206,967.09	139,355.39	606,778.91
INTEREST	1/21/2022	5.45	4.33	2.92	12.70
7	2/16/2022	5,275.13	4,191.79	2,822.42	12,289.34
8	3/7/2022	2,288.89	1,818.83	1,224.66	5,332.38
9	4/7/2022	4,381.51	3,481.69	2,344.30	10,207.50
10	6/21/2022	1,560.79	1,240.26	835.09	3,636.14
TAX CERTS	6/16/2022	1,577.59	1,253.61	844.08	3,675.28
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		430,638.27	342,199.08	230,410.01	1,003,247.36

PERCENT COLLECTED DIRECT	0%	0%	100%	100%
PERCENT COLLECTED TAX ROLL	100%	0%	100%	100%
PERCENT COLLECTED TOTAL	100%	100%	100%	100%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/21,
1/1/22, 4/1/22, 7/1/22.

C.

Isles of Bartram Park

Community Development District

Check Run Summary

4/01/22 - 6/30/22

Fund	Date	Check No.	Amount
<i>Payroll</i>	5/19/22	500544-50059	\$923.50
			<u>Sub-Total</u> \$923.50
 <i>General Fund</i>			
<i>Accounts Payable</i>	4/1/22-4/30/22	817-829	\$21,645.90
	5/1/22- 5/31/22	830-839	\$13,162.35
	6/1/22-6/30/22	840-852	\$28,474.83
			<u>Sub-Total</u> \$63,283.08
Total			\$ 64,206.58

** Fedex Invoices available upon request*

BR040M-A
CMPY-001

CHECKS WRITTEN LISTING
ISLES OF BARTRAM - GENERAL BANK-P

AS OF 5/31/2022
ISLES OF BARTRAM

RUN 8/08/2022

PAGE 1

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050054	R	PR	05/19/2022	184.70	3	CHRIS MAYO
050055	R	PR	05/19/2022	184.70	2	JOSEPH PANCHULA
050056	R	PR	05/19/2022	184.70	5	MICHAEL DELLA PENTA
050058	R	PR	05/19/2022	184.70	1	ZENZI M ROGERS
050059	R	PR	05/27/2022	184.70	6	SCOTT FORSHEY-FRIEDMAN
			BANK TOTAL	923.50		
			COMPANY TOTAL	923.50		

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/22	00021	4/01/22 M5999	202204 320-57200-46400	APR POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00 000817
4/07/22	00001	4/01/22 98	202204 310-51300-34000	APR MANAGEMENT FEES	*	3,900.00	
		4/01/22 98	202204 310-51300-52000	APR WEBSITE ADMIN	*	66.67	
		4/01/22 98	202204 310-51300-35100	APR INFORMATION TECH	*	100.00	
		4/01/22 98	202204 310-51300-31200	APR DISSEM AGENT SERVICES	*	583.33	
		4/01/22 98	202204 310-51300-51000	OFFICE SUPPLIES	*	.27	
		4/01/22 98	202204 310-51300-42000	POSTAGE	*	24.95	
		4/01/22 98	202204 310-51300-42500	COPIES	*	5.40	
		4/01/22 98	202204 310-51300-41000	TELEPHONE	*	7.79	
				GOVERNMENTAL MANAGEMENT SERVICES			4,688.41 000818
4/07/22	00023	3/30/22 2022669	202203 320-57200-46400	MAR WATERFALL FTN MAINT INNOVATIVE FOUNTAIN SERVICES, INC	*	251.25	251.25 000819
4/07/22	00033	4/05/22 37606A	202204 320-57200-46600	CELESTA PKWY&RACETRACK RD ROGERS PAVEMENT MAINTENANCE, INC	*	2,050.00	2,050.00 000820
4/07/22	00022	4/01/22 JAX34231	202204 320-57200-46200	APR LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	2,749.65	2,749.65 000821
4/14/22	00024	4/08/22 8	202204 310-51300-49000	SE2015 PREPAY \$85K	*	250.00	
		4/08/22 8	202204 310-51300-49000	SE2017 PREPAY \$15K DISCLOSURE SERVICES LLC	*	100.00	350.00 000822
4/14/22	00029	4/13/22 04132022	202204 300-20700-10200	SJC TAX DIST 9 ISLES OF BARTRAM PARK CDD-DS 2015	*	4,381.51	4,381.51 000823
4/14/22	00030	4/13/22 04132022	202204 300-20700-10300	SJC TAX DIST 9 ISLES OF BARTRAM PARK CDD-DS 2017	*	3,481.69	3,481.69 000824

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/22	00020	4/01/22	646586	202204	320-57200	-46100		LAKE DOCTORS, INC.	*	1,670.00	1,670.00	000825
4/21/22	00023	1/26/22	2022423	202201	320-57200	-46400		INNOVATIVE FOUNTAIN SERVICES, INC	*	231.64	231.64	000826
4/21/22	00032	3/30/22	3022838	202202	310-51300	-31500		KUTAK ROCK LLP	*	673.00	673.00	000827
4/21/22	00018	4/01/22	397105	202204	320-53800	-45501		VESTA PROPERTY SERVICES, INC.	*	500.00	500.00	000828
4/28/22	00011	4/11/22	202231	202204	310-51300	-31100		ENGLAND THIMS & MILLER INC	*	168.75	168.75	000829
5/05/22	00001	5/01/22	99	202205	310-51300	-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,900.00	4,704.13	000830
		5/01/22	99	202205	310-51300	-52000			*	66.67		
		5/01/22	99	202205	310-51300	-35100			*	100.00		
		5/01/22	99	202205	310-51300	-31200			*	583.33		
		5/01/22	99	202205	310-51300	-51000			*	.27		
		5/01/22	99	202205	310-51300	-42000			*	49.06		
		5/01/22	99	202205	310-51300	-42500			*	4.80		
5/05/22	00023	4/28/22	2022752	202204	320-57200	-46400		INNOVATIVE FOUNTAIN SERVICES, INC	*	252.21	252.21	000831
5/05/22	00032	4/30/22	3026872	202203	310-51300	-31500		KUTAK ROCK LLP	*	472.50	472.50	000832
5/05/22	00018	5/01/22	398454	202205	320-53800	-45501		VESTA PROPERTY SERVICES, INC.	*	500.00	500.00	000833

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/05/22	00022	5/02/22	JAX36010	202205	320	57200	46200		APR IRRIG REPAIRS YELLOWSTONE LANDSCAPE	*	114.00	114.00	000834
5/12/22	00025	2/25/22	02252022	202201	320	57200	46500		JEA REIMB IRRIG BILL 2/16	*	276.33		
		3/21/22	03212022	202202	320	57200	46500		REIMBURS JEA IRRIG3/21/22 CELESTINA MASTER HOA	*	373.53	649.86	000835
5/12/22	00021	5/01/22	M6148	202205	320	57200	46400		MAY POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00	000836
5/12/22	00020	5/01/22	652981	202205	320	57200	46100		MAY LAKE MANAGEMENT LAKE DOCTORS, INC.	*	1,670.00	1,670.00	000837
5/12/22	00022	5/01/22	JAX36626	202205	320	57200	46200		MAY LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	2,749.65	2,749.65	000838
5/19/22	00020	1/25/22	630545	202201	320	57200	46100		RMVL&DISPOS DEBRIS @LAKE8 LAKE DOCTORS, INC.	*	1,600.00	1,600.00	000839
6/03/22	00025	4/21/22	04212022	202203	320	57200	46500		REIMBURS IRRIG JEA MAR	*	668.48		
		5/21/22	05212022	202204	320	57200	46500		REIMBURS JEA IRRIG APR CELESTINA MASTER HOA	*	715.75	1,384.23	000840
6/03/22	00023	5/27/22	2022899	202205	320	57200	46400		MAY WATERFALL FTN MAINT INNOVATIVE FOUNTAIN SERVICES, INC	*	261.62	261.62	000841
6/03/22	00002	2/28/22	I0340031	202202	310	51300	48000		NOTICE OF MEETING 2/08/22 ST. AUGUSTINE RECORD	*	72.53	72.53	000842
6/03/22	00022	5/30/22	JAX37465	202205	320	57200	46200		SUMMER ANNL ROTATION 2022	*	2,035.80		
		6/01/22	JAX37235	202206	320	57200	46200		JUN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	2,749.65	4,785.45	000843

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/09/22	00001	6/01/22	100	202206	310-51300-34000			JUN MANAGEMENT FEES	*	3,900.00		
6/01/22	100	202206	310-51300-52000				JUN WEBSITE ADMIN	*	66.67			
6/01/22	100	202206	310-51300-35100				JUN INFORMATION TECH	*	100.00			
6/01/22	100	202206	310-51300-31200				JUN DISSEM AGENT SERVICES	*	583.33			
6/01/22	100	202206	310-51300-51000				OFFICE SUPPLIES	*	.45			
6/01/22	100	202206	310-51300-42000				POSTAGE	*	29.41			
6/01/22	100	202206	310-51300-42500				COPIES	*	9.30			
GOVERNMENTAL MANAGEMENT SERVICES											4,689.16	000844
6/09/22	00022	5/30/22	JAX37460	202205	320-57200-46200			MAY IRRIGATION REPAIRS	*	1,225.00		
YELLOWSTONE LANDSCAPE											1,225.00	000845
6/16/22	00011	5/11/22	202832	202204	310-51300-31100			APR PROFESSIONAL SERVICES	*	1,350.00		
ENGLAND THIMS & MILLER INC											1,350.00	000846
6/16/22	00032	6/07/22	3064155	202205	310-51300-31500			MAY PROFESSIONAL SERVICES	*	911.47		
KUTAK ROCK LLP											911.47	000847
6/16/22	00020	6/01/22	659925	202206	320-57200-46100			JUN LAKE MANAGEMENT	*	1,670.00		
LAKE DOCTORS, INC.											1,670.00	000848
6/16/22	00002	5/31/22	I0341460	202205	310-51300-48000			NOTICE QUAIIFYING PERIOD	*	77.32		
5/31/22	I0341474	202205	310-51300-48000				NOTICE OF MEETING 5/10/22	*	81.80			
ST. AUGUSTINE RECORD											159.12	000849
6/16/22	00022	3/30/22	JAX34192	202203	320-57200-46200			SPRING ANNL ROTATION 2022	*	1,957.50		
4/02/22	JAX34651	202204	320-57200-46200				RPLC PERENL PEANUT EXITSI	*	1,905.00			
4/03/22	JAX34755	202203	320-57200-46200				MARCH IRRIGATION REPAIRS	*	367.00			
4/07/22	JAX35084	202204	320-57200-46200				SPRING MULCH 2022	*	5,953.00			
YELLOWSTONE LANDSCAPE											10,182.50	000850
IBTR ISLES OF BRTRM BPEREGRINO												

AP300R
*** CHECK NOS. 000817-000852

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLES OF BARTRAM - GENERAL
BANK A ISLES OF BARTRAM

RUN 8/08/22

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/23/22	00011	6/06/22 203083	202205 310-51300-31100	MAY PROFESSIONAL SERVICES ENGLAND THIMS & MILLER INC	*	1,408.75	1,408.75 000851
6/23/22	00031	6/16/22 10001	202206 300-15500-10000	ROOM RENTAL 8/17/22 RENAISSANCE RESORT AT THE WORLD	*	375.00	375.00 000852
TOTAL FOR BANK A						63,283.08	
TOTAL FOR REGISTER						63,283.08	

IBTR ISLES OF BRTRM BPEREGRINO

Crystal Clean Pool Service Inc
9020-1 Berry Ave
Jacksonville, FL 32211 US
+1 7168302520
brett@crystalcleanpools.net

RECEIVED APR 04 2022

INVOICE

BILL TO

Celestina Fountain
4518 Racetrack Rd.
St. Johns, FL 32259

INVOICE # M5999

DATE 04/01/2022

DUE DATE 05/01/2022

TERMS Net 30

21A

1.320.572.464

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

Apr

March

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 98
Invoice Date: 4/1/22
Due Date: 4/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022	1.320.513.340	3,900.00	3,900.00
Website Administration - April 2022	1.310.513.520	66.67	66.67
Information Technology - April 2022	1.310.513.351	100.00	100.00
Dissemination Agent Services - April 2022	1.310.513.312	583.33	583.33
Office Supplies	1.310.513.510	0.27	0.27
Postage	1.310.513.420	24.95	24.95
Copies	1.310.513.425	5.40	5.40
Telephone	1.310.513.410	7.79	7.79
Total			\$4,688.41
Payments/Credits			\$0.00
Balance Due			\$4,688.41



INNOVATIVE FOUNTAIN SERVICES
450-106 SR 13 N #217
SAINT JOHNS, FL 32259

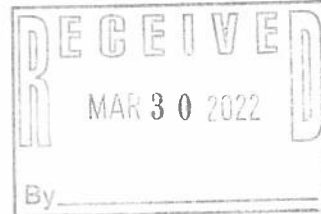
(904) 551-1017
 Customerservice@innovativefountainservices.com

Invoice

Date	Invoice #
3/30/2022	2022669

Terms
Net 30

Bill To
Celestina Master 200 Business Park Circle suite 101 St. Augustine, FL 32095



Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- March Chemicals Added		192.50 58.75
1.320.572.464		
23A		

Total	\$251.25
Payments/Credits	\$0.00
Balance Due	\$251.25

Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, FL 32065

Invoice

Date	Invoice #
4/5/2022	37606a

Bill To	
Isles of Bartram Park Community Developme Matt Maggiore	
ATTN:	Matt Maggiore

Job		
Celesta Parkway & Race Track Road Private Road		
Job Completed	Terms	P.O. #
4/5/2022		

Description	Qty	U/M	Amount
Flagger for duration of work.	1	LS	300.00
Black Out Existing Gore Area	1	LS	400.00
Install 6" DOT Double Yellow Line Thermoplastic Markings with Type 1 & Type 4 Reflective Beads to a .125 Coverage Rate.	285	LF	1,150.00
Supply and Install Yellow/Yellow Reflective Pavement Markers with Industrial Grade Bituminous Adhesive.	20	EA	200.00
<p>33 IX</p> <p>1.320.572.466</p> <p>GM</p>			

	Balance Due \$2,050.00
--	-------------------------------



INVOICE

INVOICE #	INVOICE DATE
JAX 342315	4/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2022

Invoice Amount: \$2,749.65

Description	Current Amount
Monthly Landscape Maintenance April 2022	\$2,749.65

— — 22A
1,320.572.462

Invoice Total \$2,749.65

Excellence

IN COMMERCIAL LANDSCAPING

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/8/2022	8

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

Terms	Due Date
Net 30	5/8/2022

Description	Amount
Amortization Schedule Series 2015 5-1-22 Prepay 85,000	250.00
Amortization Schedule Series 2017 5-1-22 Prepay 15,000	100.00
<i>2015 5/1/22 prepay Amort</i> <i>1.310.573.490</i> <i>24A</i>	
<i>RECEIVED APR 11 2022</i>	

Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
April 13, 2022	\$4,381.51	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015 A

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200
------	---------------------

Intended Use of Funds Requested:

\$ 4,381.51 4/7/22 SJC TAX DIST 9
<u>\$ 4,381.51</u>
<i>(Attach supporting documentation for request.)</i>

**ISLES OF BARTRAM PARK CDD
FISCAL YEAR 2022 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY22 O&M ASMT	TOTAL ASMTS
STANDARD PACIFIC OF FLORIDA	19	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES NET	19	-	-	7,091.94	7,091.94
TAX ROLL NET	616	429,732.19	341,479.08	229,925.20	1,001,136.47
TOTAL DISTRICT NET	635	429,732.19	341,479.08	237,017.14	1,008,228.41

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
STANDARD PACIFIC OF FLORIDA	-	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES	-	-	-	7,091.94	7,091.94
TAX ROLL RECEIVED / DUE	5,200.53	427,499.89	339,705.21	228,730.84	995,935.94
TOTAL RECEIPTS / DUE	5,200.53	427,499.89	339,705.21	235,822.78	1,003,027.88

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	-	-	-	-
2	11/17/2021	13,059.33	10,377.36	6,987.30	30,423.99
3	11/22/2021	56,106.63	44,584.14	30,019.47	130,710.24
4	12/8/2021	37,940.43	30,148.69	20,299.76	88,388.88
5	12/20/2021	47,986.09	38,131.29	25,674.62	111,792.00
6	1/14/2022	260,456.43	206,967.09	139,355.39	606,778.91
INTEREST	1/21/2022	5.45	4.33	2.92	12.70
7	2/16/2022	5,275.13	4,191.79	2,822.42	12,289.34
8	3/7/2022	2,288.89	1,818.83	1,224.66	5,332.38
9	4/7/2022	4,381.51	3,481.69	2,344.30	10,207.50
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		427,499.89	339,705.21	228,730.84	995,935.94

PERCENT COLLECTED DIRECT	0%	0%	100%	100%
PERCENT COLLECTED TAX ROLL	99%	0%	99%	99%
PERCENT COLLECTED TOTAL	99%	99%	99%	99%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/21,
1/1/22, 4/1/22, 7/1/22.

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
April 13, 2022	\$3,481.69	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 ^A -2017
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
------	---------------------

Intended Use of Funds Requested:

\$ 3,481.69	4/7/22	SJC TAX DIST 9
<u>\$ 3,481.69</u>		
<i>(Attach supporting documentation for request.)</i>		

**ISLES OF BARTRAM PARK CDD
FISCAL YEAR 2022 ASSESSMENT RECEIPTS**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY22 O&M ASMT	TOTAL ASMTS
STANDARD PACIFIC OF FLORIDA	19	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES NET	19	-	-	7,091.94	7,091.94
TAX ROLL NET	616	429,732.19	341,479.08	229,925.20	1,001,136.47
TOTAL DISTRICT NET	635	429,732.19	341,479.08	237,017.14	1,008,228.41

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
STANDARD PACIFIC OF FLORIDA	-	-	-	7,091.94	7,091.94
TOTAL DIRECT INVOICES	-	-	-	7,091.94	7,091.94
TAX ROLL RECEIVED / DUE	5,200.53	427,499.89	339,705.21	228,730.84	995,935.94
TOTAL RECEIPTS / DUE	5,200.53	427,499.89	339,705.21	235,822.78	1,003,027.88

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2021	-	-	-	-
2	11/17/2021	13,059.33	10,377.36	6,987.30	30,423.99
3	11/22/2021	56,106.63	44,584.14	30,019.47	130,710.24
4	12/8/2021	37,940.43	30,148.69	20,299.76	88,388.88
5	12/20/2021	47,986.09	38,131.29	25,674.62	111,792.00
6	1/14/2022	260,456.43	206,967.09	139,355.39	606,778.91
INTEREST	1/21/2022	5.45	4.33	2.92	12.70
7	2/16/2022	5,275.13	4,191.79	2,822.42	12,289.34
8	3/7/2022	2,288.89	1,818.83	1,224.66	5,332.38
9	4/7/2022	4,381.51	3,481.69	2,344.30	10,207.50
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		427,499.89	339,705.21	228,730.84	995,935.94

PERCENT COLLECTED DIRECT	0%	0%	100%	100%
PERCENT COLLECTED TAX ROLL	99%	0%	99%	99%
PERCENT COLLECTED TOTAL	99%	99%	99%	99%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/21,
1/1/22, 4/1/22, 7/1/22.



The Lake Doctors, Inc.
Aquatic Management Services

INVOICE

4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
PH: (904) 431-3914

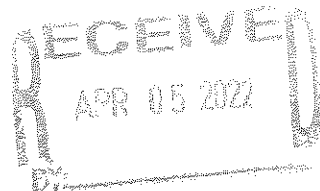
Invoice #	646586
Account #	721658
Invoice Date	4/1/2022
Due Date	5/1/2022
Rep	MAS

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

Invoice Questions:
AR@LakeDoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	

Item	Description	Amount
	Monthly Water Mgmt Serv-R-Non <i>Apr Lake Mgt 1.320.572-461 20A</i>	1,670.00
OUTSTANDING BALANCE		\$4,940.00
Thank you! For your business!		Total Invoice \$1,670.00



Please include your account number and invoice number on your check with your remittance stub.

For fast payments pay online at www.LakeDoctors.com.

Remittance Stub

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

Amount Enclosed

Invoice #	646586
Account #	721658
Date	4/1/2022

For address and contact updates, please email us at customerservice@lakedoctors.com.

PLEASE NOTE OUR NEW ADDRESS
4651 Salisbury Rd., Suite 155 Jacksonville, FL 32256
(904) 431-3914

IF PAYING BY CREDIT CARD, FILL OUT BELOW	
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa <input type="checkbox"/> American Express
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	<input type="checkbox"/> Check box if same as above

Signature	_____



INNOVATIVE FOUNTAIN SERVICES
450-106 SR 13 N #217
SAINT JOHNS, FL 32259

(904) 551-1017
 Customerservice@innovativefountainservices.com

Invoice

Date	Invoice #
1/26/2022	2022423

Terms
Net 30

Bill To
Isles of Bartram Park CDD RE Celestina Master 200 Business Park Circle suite 101 St. Augustine, FL 32095

23A
 1.320.572.464

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- January		192.50
Chemicals Added		39.14

Total	\$231.64
Payments/Credits	\$0.00
Balance Due	\$231.64

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3022838

Client Matter No. 10623-1

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

32A

1.310.573.315

Invoice No. 3022838

10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

02/01/22	K. Jusevitch	0.20	24.00	Correspond with district manager regarding meeting documents
02/03/22	W. Haber	0.20	47.00	Confer with Mr. Oliver regarding resident inquiry on common area parcels
02/04/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
02/10/22	W. Haber	0.20	47.00	Review and revise prompt payment and registered agent resolutions
02/10/22	K. Jusevitch	0.30	36.00	Prepare meeting resolutions and confer with Haber
02/11/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
02/15/22	J. Gillis	0.30	36.00	Coordinate response to auditor letter
02/15/22	W. Haber	0.30	70.50	Prepare for Board meeting
02/16/22	W. Haber	0.50	117.50	Prepare for and participate in Board meeting
02/18/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
02/24/22	K. Jusevitch	0.10	12.00	Distribute Amendment 12 guide
02/24/22	C. Stuart	0.30	70.50	Review proposed legislation; monitor committee activity and

KUTAK ROCK LLP

Isles of Bartram Park CDD
March 30, 2022
Client Matter No. 10623-1
Invoice No. 3022838
Page 2

				agendas; monitor Amendment 12 implementation
02/25/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
02/28/22	W. Haber	0.70	164.50	Review audit and confer with Peregrino regarding same

TOTAL HOURS 3.50

TOTAL FOR SERVICES RENDERED \$673.00

TOTAL CURRENT AMOUNT DUE \$673.00

UNPAID INVOICES:

March 3, 2022 Invoice No. 3009855

TOTAL DUE

~~1,360.00~~ ^{ck} paid #816
3/30/22
\$2,033.00



Invoice

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

Invoice # 397105
Date 4/1/2022
Terms Due on receipt
Due Date 4/1/2022
Memo MANAGEMENT SERV...

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

18A

1.320.538.45501

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES <i>Apr</i>	1	500.00	500.00
Total			\$500.00

RECEIVED MAR 23 2022

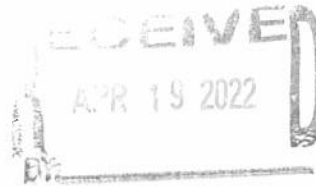


Isles Of Bartram CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

April 11, 2022
Project No: 13125.03000
Invoice No: 0202231

Project 13125.03000 Isles of Bartram CDD
Professional Services rendered through April 2, 2022
Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	.75	225.00	168.75
Totals	.75		168.75
Total Labor			168.75
Invoice Total this Period			<u>\$168.75</u>



1. 3.10.513.311
11A

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

Invoice

Invoice #: 99
 Invoice Date: 5/1/22
 Due Date: 5/1/22
 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 2022	1.310.573.340	3,900.00	3,900.00
Website Administration - May 2022	1.310.573.520	66.67	66.67
Information Technology - May 2022	1.310.573.357	100.00	100.00
Dissemination Agent Services - May 2022	1.310.573.312	583.33	583.33
Office Supplies	1.310.573.510	0.27	0.27
Postage	1.310.573.420	49.06	49.06
Copies	1.310.573.425	4.80	4.80
Total			\$4,704.13
Payments/Credits			\$0.00
Balance Due			\$4,704.13



INNOVATIVE FOUNTAIN SERVICES
450-106 SR 13 N #217
SAINT JOHNS, FL 32259

Invoice

(904) 551-1017
Customerservice@innovativefountainservices.com

Date	Invoice #
4/28/2022	2022752

Terms
Net 30

Bill To
Celestina Master 200 Business Park Circle suite 101 St. Augustine, FL 32095

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- April		192.50
Chemicals Added <u>April</u>		59.71
1.320.572.464		
23A		

Total	\$252.21
Payments/Credits	\$0.00
Balance Due	\$252.21

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3026872

Client Matter No. 10623-1

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

1,310.573.315
32A

Invoice No. 3026872
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

03/03/22	W. Haber	0.50	117.50	Prepare agreement for roadway striping
03/04/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
03/07/22	W. Haber	0.30	70.50	Confer with Oliver regarding amendment to landscape maintenance agreement
03/07/22	K. Jusevitch	0.30	36.00	Confer with Haber regarding landscape maintenance agreement
03/07/22	C. Stuart	0.30	70.50	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/08/22	K. Jusevitch	0.30	36.00	Prepare budget hearing documents and confer with Haber
03/17/22	W. Haber	0.40	94.00	Confer with Peregrino regarding audit
03/22/22	J. Gillis	0.30	36.00	Coordinate response to auditor letter update

KUTAK ROCK LLP

Isles of Bartram Park CDD

April 30, 2022

Client Matter No. 10623-1

Invoice No. 3026872

Page 2

TOTAL HOURS	2.50	
TOTAL FOR SERVICES RENDERED		\$472.50
TOTAL CURRENT AMOUNT DUE		<u>\$472.50</u>



Invoice

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

Invoice # 398454
Date 5/1/2022
Terms Due on receipt
Due Date 5/1/2022
Memo MANAGEMENT SERV...

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

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES <i>mg</i>	1	500.00	500.00
<i>1.320.538.45501</i> <i>18A</i>			Total \$500.00



INVOICE

INVOICE #	INVOICE DATE
JAX 360109	5/2/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 1, 2022

Invoice Amount: \$114.00

Description	Current Amount
April Irrigation Repairs	
Irrigation Repairs	\$114.00

1,320.572.462
22A

Invoice Total \$114.00

Excellence
IN COMMERCIAL LANDSCAPING

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

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 02/25/22

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference JEA bill dated 02/16/22) 1,320,572.465 25A RXP 1/22		\$276.33
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$276.33

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



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

FEB 23 2022



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 02/16/22

Electric \$ 5,357.10
 Irrigation 2,047.52
 Sewer 383.13
 Water 3,032.26

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

Total New Charges: \$ 10,820.01

Please pay \$10,820.01 by 03/10/22 to avoid 1.5% late payment fee and service disconnections.

Use power strips as central turn off points when you are finished using electronics.

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

UNUZ 3484025/02/11 0012011 1 10010000

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$14,138.62	-\$14,138.62	\$0.00	\$10,820.01	\$10,820.01

WE APPRECIATE YOUR BUSINESS

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

Additional information on reverse side. →



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

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

Acct#: 1209880485		Bill Date: 02/16/22		Please pay by 03/10/22 to avoid 1.5% late Payment Fee.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$14,138.62	-\$14,138.62	\$0.00	\$10,820.01	\$10,820.01	

0012011 I 10010000



12011 2 AB 0.458
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC* JEA **
 200 BUSINESS PARK CIR STE 101
 ST AUGUSTINE FL 32095-8824

PO BOX 45047
 JACKSONVILLE FL 32232-5047

2256120988048500000000004001082001010100000001400015



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

SERVICE DETAILS

Account Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	Account #: 1209880485	Bill Date: 02/16/22	Cycle: 14
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTILA W/APT ARLT Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	181.82 149.10 15.69 0.19 4.23 12.61	Area Light 05305	01/18/22 - 02/15/22	Sheet and Area Light Rate
110 ANTILA W/APT L501 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial 05330	01/17/22 - 02/14/22 Current Reading 1323	Commercial Reclaimed Irrigation Service Consumption 12000 GAL Days Billed 28 Reading Type Regular
121 LACVILLE AV APT 1R01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial 05330	01/19/22 - 02/16/22 Current Reading 3037	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 28 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	932.30 9.25 474.58 357.69 4.44 21.69 64.65	Gate 05410	01/18/22 - 02/15/22 Current Reading 21350	General Service Consumption 7158 KWH Days Billed 28 Reading Type Regular
16 ORIANA CT APT F501 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	570.19 9.25 288.21 217.22 2.70 13.27 39.54	Commercial - Electric 05300	01/18/22 - 02/15/22 Current Reading 59222	General Service Consumption 4347 KWH Days Billed 28 Reading Type Regular
23 ANILA ST APT L501 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial 05330	01/17/22 - 02/14/22 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 28 Reading Type Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 CELESTA PY APT IR01 Detail Charges: 12 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	103.87 85.20 8.94 0.11 2.42 7.20	Area Light 05305	01/18/22 - 02/15/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges: 38 Unit(s) 70W HPS CH PT 16 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	464.69 243.96 113.60 63.31 0.79 10.81 32.22	Area Light 05305	01/18/22 - 02/15/22	Street and Area Light Rate
29 CELESTA PY APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	2,283.05 201.60 6.00 48.17 1,849.31 177.97	Reclaim Commercial 05330	01/17/22 - 02/14/22 Current Reading 9732	Commercial Reclaimed Irrigation Service Consumption 481000 GAL Days Billed 28 Reading Type Regular
33 CELESTA PY Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	634.32 9.25 321.22 242.11 3.00 14.76 43.98	Commercial - Electric 05300	01/18/22 - 02/15/22 Current Reading 91883	General Service Consumption 4645 KWH Days Billed 28 Reading Type Regular
33 CELESTA PY Detail Charges: Basic Monthly Charge Water Consumption Charge Environmental Charge	W	35.64 18.90 13.41 3.33	Commercial - Water 05320	01/17/22 - 02/14/22 Current Reading 963	Commercial Water Service Consumption 9000 GAL Days Billed 28 Reading Type Regular
33 STARUS PL Detail Charges: Basic Monthly Charge Reclaimed Water Inspection Fee Tier 1 Consumption (1-14 kgal @ \$2.60) Environmental Charge	W	45.69 18.90 6.00 18.20 2.59	Reclaim Residential 05330	01/17/22 - 02/14/22 Current Reading 1691	Residential Reclaimed Irrigation Consumption 7000 GAL Days Billed 28 Reading Type Regular
33 TALORI AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	48.93 31.50 6.00 10.32 1.11	Reclaim Commercial 05330	01/17/22 - 02/14/22 Current Reading 4066	Commercial Reclaimed Irrigation Service Consumption 3000 GAL Days Billed 28 Reading Type Regular



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY Detail Charges:	E	2,421.69 9.25 1,241.14 935.44 11.61 56.34 167.91	Commercial - Electric 05300	01/19/22 - 02/15/22 Current Reading 22539 1.38	General Service Consumption 18720 KWH 55.20 KW Regular Regular
35 MANDARA WY Detail Charges:	I	2,047.52 63.00 48.17 1,766.15 170.20	Irrigation 1 - Commercial 05320	01/17/22 - 02/14/22 Current Reading 13518	Commercial Irrigation Service Consumption 460000 GAL 28 Regular
35 MANDARA WY Detail Charges:	S	383.13 338.40 42.14 2.59	Commercial - Water/Sewer 05320	01/17/22 - 02/14/22 Current Reading 1980	Commercial Sewer Service Consumption 7000 GAL 28 Regular
35 MANDARA WY Detail Charges:	W	214.62 201.60 10.43 2.59	Commercial - Water/Sewer 05320	01/17/22 - 02/14/22 Current Reading 1980	Commercial Water Service Consumption 7000 GAL 28 Regular
44 CALLIE WY APT I01 Detail Charges:	W	143.99 63.00 6.00 48.17 19.79 7.03	Reclaim Commercial 05330	01/17/22 - 02/14/22 Current Reading 4332	Commercial Reclaimed Irrigation Service Consumption 19000 GAL 28 Regular
56 CALLIE WY APT I01 Detail Charges:	E	34.15 9.25 12.33 9.29 0.12 0.79 2.37	Irrigation 1 - Electric 05300	01/18/22 - 02/15/22 Current Reading 4337	General Service Consumption 186 KWH 28 Regular
57 SOLIS AV APT L01 Detail Charges:	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial 05320	01/17/22 - 02/14/22 Current Reading 1160	Commercial Reclaimed Irrigation Service Consumption 12000 GAL 28 Regular

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELANO ST Detail	E	14.07	Commercial - Electric	01/18/22 - 02/15/22	General Service
Charges:		9.25		Current Reading	Consumption
Basic Monthly Charge		1.99		2350	30 KWH
Energy Charge (\$0.0663 per kWh)		1.50	05300		Days Billed
Fuel Cost		0.02			28
Environmental Charge		0.33			Regular
Gross Receipts Tax		0.98			
Florida State Sales Tax					
65 DELANO ST Detail	W	18.90	Commercial - Water	01/17/22 - 02/14/22	Commercial Water Service
Charges:		18.90		Current Reading	Consumption
Basic Monthly Charge			05320	0	0 GAL
					Days Billed
					28
					Regular

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 03/21/22

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference JEA bill dated 03/21/22) LYP Feb/22 1,320,572.465 2574		\$373.53
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$373.53

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



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

MAR 28 2022



Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 03/21/22

Electric \$ 5,022.59
 Irrigation 1,783.39
 Sewer 395.91
 Water 4,008.22

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

Total New Charges: \$ 11,210.11



Please pay \$11,210.11 by 04/12/22 to avoid 1.5% late payment fee and service disconnections.



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



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

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$10,820.01	-\$10,820.01	\$0.00	\$11,210.11	\$11,210.11

WE APPRECIATE YOUR BUSINESS

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

Additional information on reverse side. →



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

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

Acct#: 1209880485		Bill Date: 03/21/22		Please pay by 04/12/22 to avoid 1.5% late Payment Fee.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$10,820.01	-\$10,820.01	\$0.00	\$11,210.11	\$11,210.11	

0013000

J=10010000



13000 2 AB 0.458
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC JEA **
 200 BUSINESS PARK CIR STE 101
 ST AUGUSTINE FL 32095-8824



PO BOX 45047
 JACKSONVILLE FL 32232-5047

22361209880485000000000004001121011010100000001400012



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

SERVICE DETAILS

Account Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	Account #: 1209880485	Bill Date: 03/21/22	Cycle: 14
--	---------------------------------	-------------------------------	---------------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
110 ANTLA WY APT ARL Detail Charges: 21 Units) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	179.59 149.10 13.65 0.20 4.18 12.46	Area Light	02/15/22 - 03/16/22	Street and Area Light Rate
110 ANTLA WY APT LSO1 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial	02/14/22 - 03/15/22 Current Reading 1341	Commercial Reclaimed Irrigation Service Consumption 12000 GAL Days Billed 29 Regular
121 LACALLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	79.41 31.50 6.00 37.84 4.07	Reclaim Commercial	02/16/22 - 03/21/22 Current Reading 3048	Commercial Reclaimed Irrigation Service Consumption 11000 GAL Days Billed 33 Regular
123 CELESTA PV APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	828.49 9.25 451.97 286.31 4.23 19.28 57.45	Gate	02/15/22 - 03/16/22 Current Reading 28167	General Service Consumption 6817 KWH Days Billed 29 Regular
16 ORIANA CT APT ES01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	524.32 9.25 300.54 190.38 2.81 12.90 38.44	Commercial - Electric	02/14/22 - 03/16/22 Current Reading 62755	General Service Consumption 4533 KWH Days Billed 29 Regular
23 ANILA ST APT LSO1 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial	02/14/22 - 03/15/22 Current Reading 0	Commercial Reclaimed Irrigation Service Consumption 0 GAL Days Billed 29 Regular





Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Current Reading	Days Billed	Reading Type	Bill Rate:
29 CELESTIA PY APT IR01 Detail 12 Unit(s) 40W LED PT Charges: Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	102.64 85.20 7.81 0.12 2.39 7.12	Area Light		02/15/22 - 03/16/22		Street and Area Light Rate	
29 CELESTIA PY APT IR01 Detail 38 Unit(s) 70W HPS CH PT Charges: Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	455.72 243.96 113.60 55.15 0.81 10.60 31.60	Area Light		02/15/22 - 03/16/22		Street and Area Light Rate	
29 CELESTIA PY APT IR01 Detail Basic Monthly Charge Charges: Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	2,975.85 207.60 48.17 2,482.91 237.17	Reclaim Commercial	68006063	10373	29	Commercial Reclaimed Irrigation Service Consumption 641000 GAL	Regular
33 CELESTIA PY Detail Basic Monthly Charge Charges: Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	601.82 9.25 326.66 206.94 3.05 14.00 41.72	Commercial - Electric	22953660	96910	29	General Service Consumption 4927 KWH	Regular
33 CELESTIA PY Detail Basic Monthly Charge Charges: Water Consumption Charge Environmental Charge	W	35.64 18.90 13.41 3.33	Commercial - Water	79232846	972	29	Commercial Water Service Consumption 9000 GAL	Regular
33 STARLUS PL Detail Basic Monthly Charge Charges: Reclaimed Water Inspection Fee Tier 1 Consumption (1-14 kgal @ \$2.60) Tier 2 Consumption (> 14 kgal @ \$5.60) Environmental Charge	W	84.39 18.90 6.00 36.41 16.79 6.29	Reclaim Residential	82196211	1708	29	Residential Reclaimed Irrigation Service Consumption 17000 GAL	Regular
33 TALORIAN APT IR01 Detail Basic Monthly Charge Charges: Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial	78727792	4068	29	Commercial Reclaimed Irrigation Service Consumption 12000 GAL	Regular

0 5305

0 5305

05330

05300

05300

05330

05330



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
35 MANDARA WY Detail Charges:	E	2,252.46 9.25 1,238.48 784.56 11.58 52.41 156.18	Commercial - Electric Meter Nbr 22489790 22489790	02/15/22 - 03/16/22 Current Reading 23066 1.12	General Service Consumption 18680 KWH 44.80 KW	Days Billed 29 29	Reading Type Regular Regular
35 MANDARA WY Detail Charges:	I	1,783.39 63.00 48.17 1,524.59 147.63	Irrigation 1 - Commercial Meter Nbr 76261618	02/14/22 - 03/15/22 Current Reading 13917	Commercial Irrigation Service Consumption 399000 GAL	Days Billed 29	Reading Type Regular
35 MANDARA WY Detail Charges:	S	395.91 338.40 54.18 3.33	Commercial - Water/Sewer Meter Nbr 79251944	02/14/22 - 03/15/22 Current Reading 1989	Commercial Sewer Service Consumption 9000 GAL	Days Billed 29	Reading Type Regular
35 MANDARA WY Detail Charges:	W	218.34 201.60 13.41 3.33	Commercial - Water/Sewer Meter Nbr 79251944	02/14/22 - 03/15/22 Current Reading 1989	Commercial Water Service Consumption 9000 GAL	Days Billed 29	Reading Type Regular
44 CALLEL WY APT IR01 Detail Charges:	W	308.53 63.00 6.00 48.17 170.27 21.09	Reclaim Commercial Meter Nbr 86322464	02/14/22 - 03/15/22 Current Reading 4399	Commercial Reclaimed Irrigation Service Consumption 57000 GAL	Days Billed 29	Reading Type Regular
56 CALLEL WY APT IR01 Detail Charges:	E	33.23 9.25 12.73 8.06 0.12 0.77 2.30	Irrigation 1 - Electric Meter Nbr 23650646	02/15/22 - 03/16/22 Current Reading 4529	General Service Consumption 192 KWH	Days Billed 29	Reading Type Regular
57 SOLIS AV APT LS01 Detail Charges:	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial Meter Nbr 78582271	02/14/22 - 03/15/22 Current Reading 1181	Commercial Reclaimed Irrigation Service Consumption 12000 GAL	Days Billed 29	Reading Type Regular

0/002 35/1982/3989827 0013000 3 F-100/1000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELANO ST Detail Charges:	E	14.52 9.25 2.39 <i>05300</i> 1.51 0.02 0.34 1.01	Commercial - Electric Meter Nbr 14113889	02/15/22 - 03/16/22 Current Reading 2386	General Service Consumption 36 KWH
65 DELANO ST Detail Charges:	W	18.90 18.90 <i>05320</i>	Commercial - Water Meter Nbr 79232848	02/14/22 - 03/15/22 Current Reading 0	Commercial Water Service Consumption 0 GAL



Crystal Clean Pool Service Inc
9020-1 Berry Ave
Jacksonville, FL 32211 US
+1 7168302520
brett@crystalcleanpools.net

INVOICE

BILL TO

Celestina Fountain
4518 Racetrack Rd.
St. Johns, FL 32259

1 slab of Bartram Park

INVOICE # M6148
DATE 05/01/2022
DUE DATE 05/31/2022
TERMS Net 30

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Monthly Service	Monthly Pool Cleaning <i>May</i>	1	450.00	450.00
April				
			SUBTOTAL	450.00
			TAX	0.00
			TOTAL	450.00
			BALANCE DUE	\$450.00

21A
1,320.572.464



INVOICE

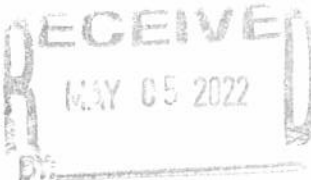
4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
 PH: (904) 431-3914

Invoice #	652981
Account #	721658
Invoice Date	5/1/2022
Due Date	5/31/2022
Rep	MAS

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

Invoice Questions:
 AR@LakeDoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	

Item	Description	Amount
	Monthly Water Mgmt Serv-R-Non <i>May lake mgt</i> <i>1.320.572.461</i> <i>20A</i> 	1,670.00
OUTSTANDING BALANCE	\$4,940.00	
Thank you! For your business!		Total Invoice \$1,670.00

Please include your account number and invoice number on your check with your remittance stub.
 Please remit payments to: The Lake Doctors, Inc.
 PO Box 20122
 Tampa, FL 33622-0122

Remittance Stub

Amount Enclosed

Invoice #	652981
Account #	721658
Date	5/1/2022

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

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 _____

**For address and contact updates, please email us at
 customerservice@lakedoctors.com.**



INVOICE

INVOICE #	INVOICE DATE
JAX 366269	5/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2022

Invoice Amount: \$2,749.65

Description	Current Amount
Monthly Landscape Maintenance May 2022	\$2,749.65

22A
1,320.572.462

Invoice Total **\$2,749.65**

Excellence

IN COMMERCIAL LANDSCAPING

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



4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
 PH: (904) 431-3914

INVOICE

Invoice #	630545
Account #	721658
Invoice Date	1/25/2022
Due Date	2/24/2022
Rep	MAS

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

Invoice Questions: AR@LakeDoctors.com
--

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	

Item	Description	Amount
	Debris Removal & Disposal Lake #8 (Large and dangerous items such as biohazards and landscape debris are not included.)	1,600.00
OUTSTANDING BALANCE	\$3,270.00	
Thank you! For your business!		Total Invoice \$1,600.00

20
1.320.572.461

Please include your account number and invoice number on your check with your remittance stub.
 Please remit payments to: The Lake Doctors, Inc.
 LOCKBOX
 PO Box 20122
 Tampa, FL 33622-0122

Remittance Stub

Amount Enclosed

Invoice #	630545
Account #	721658
Date	1/25/2022

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

**For address and contact updates, please email us at
 customerservice@lakedoctors.com.**

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 _____

Celestina Master HOA, Inc

INVOICE
 INVOICE DATE: 04/21/22

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference <u>JEA</u> bill dated <u>04/21/22</u>) 1.320.572.465 25A		\$668.48
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$668.48

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



21 West Church Street, Jacksonville, FL 32202-3139
 Phone: 904.665.6060 • Fax: 904.665.7990 • Internet: jea.com

APR 22 2022



Page 1 of 7

Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14 Bill Date: 04/18/22

Electric \$ 5,258.03
 Irrigation 527.69
 Sewer 395.91
 Water 6,959.57
 Other Activities 168.16

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

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

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

Total New Charges: \$ 13,309.36

Do not pay. AutoPay will process your payment on 05/10/22.

Previous Balance	Payment(s) Received	Balance Before Now Charges	New Charges	Please Pay
\$11,210.11	\$0.00	\$11,210.11	\$13,309.36	\$24,519.47

WE APPRECIATE
YOUR BUSINESS

Additional information on reverse side. →



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

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

Acct#: 1209880485	Bill Date: 04/18/22	Do not pay. AutoPay will process your payment on 05/10/22.
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11429 2 AB 0.458
 CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC
 200 BUSINESS PARK CIR STE 101
 ST AUGUSTINE FL 32095-8824

0002 3549534000795 0011429 1 1400060000



ILLINOIS PUBLIC UTILITIES BOARD

Application for a Certificate of Public Convenience and Necessity for the construction, operation and maintenance of a new transmission line and related facilities in Cook County, Illinois.

Payment of the application fee is required. The fee is \$10,000.00. Payment should be made by check or money order payable to the Illinois Public Utilities Board, 100 North Dearborn Street, Chicago, Illinois 60610.

The original application and fee should be submitted to the Illinois Public Utilities Board, 100 North Dearborn Street, Chicago, Illinois 60610.

Payment of the application fee is required. The fee is \$10,000.00. Payment should be made by check or money order payable to the Illinois Public Utilities Board, 100 North Dearborn Street, Chicago, Illinois 60610.

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NOTICE TO APPLICANTS

APPLICATION AND CONTRACT REVIEW: Customers may review terms and conditions of service and policies with or e-mail IFA to request a copy. Requesting utility service and IFA review is not a responsibility of the utility. The IFA constitutes a binding contract between IFA and the customer. An IFA review is not a liability of the utility. IFA review is not a liability of the utility. IFA review is not a liability of the utility.

Customers review your billing statement. Statement is subject to change or replacement without notice. Customers may request a copy of their statement by calling 1-800-392-1111. Customers may request a copy of their statement by calling 1-800-392-1111.

Customer Charge: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

Energy Charge: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

Gas Cost: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

Water/ Sewer Service Availability Charge: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

Connectivity Charge: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

Environmental Charge: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

Water Consumption/ Sewer Usage Charge: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

Fees and Taxes: Charge for the use of the utility's facilities. Charge for the use of the utility's facilities. Charge for the use of the utility's facilities.

ADDRESS CORRECTION

Account # _____ Tel: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-mail: _____



21 West Church Street, Jacksonville, FL 32202-3139
 Phone: 904.665.6000 • Fax: 904.665.7950 • Internet: jea.com

SERVICE DETAILS

Account Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	Account #: 1209880485	Bill Date: 04/18/22	Cycle: 14
---	--------------------------	------------------------	--------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:	Street and Area Light Rate
110 ANTLA WY APT ARL Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	180.23 149.10 14.24 0.20 4.19 12.50	Area Light	03/16/22 - 04/14/22		
110 ANTLA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	83.22 31.50 6.00 41.28 4.44	Reclaim Commercial Meter Nbr 26874901	03/15/22 - 04/13/22 Current Reading 1363 Days Billed 29	Commercial Reclaimed Irrigation Service Consumption 12000 GAL	Regular
121 LACHELLE AV APT (RD) Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	90.84 31.50 6.00 48.16 5.18	Reclaim Commercial Meter Nbr 71996681	03/21/22 - 04/18/22 Current Reading 3062 Days Billed 28	Commercial Reclaimed Irrigation Service Consumption 14000 GAL	Regular
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	795.66 9.25 426.71 282.03 3.99 18.51 55.17	Gate Meter Nbr 14174934	03/16/22 - 04/14/22 Current Reading 34603 Days Billed 29	General Service Consumption 6436 KWH	Regular
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	571.70 9.25 305.05 201.61 2.85 13.30 39.64	Commercial - Electric Meter Nbr 14110740	03/16/22 - 04/13/22 Current Reading 67356 Days Billed 28	General Service Consumption 4601 KWH	Regular
23 ANELAST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	37.50 31.50 6.00	Reclaim Commercial Meter Nbr 78582270	03/15/22 - 04/13/22 Current Reading 0 Days Billed 29	Commercial Reclaimed Irrigation Service Consumption 0 GAL	Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
29 CELESTA PY APT IR01	E	103.01	Area Light	03/16/22 - 04/14/22	Street and Area Light Rate
Detail		85.20			
Charges:		8.15			
12 Unit(s) 40W LED PT		0.12			
Fuel Charge		2.40			
Environmental Charge		7.14			
Gross Receipts Tax					
Florida State Sales Tax					
29 CELESTA PY APT IR01	E	458.35	Area Light	03/16/22 - 04/14/22	Street and Area Light Rate
Detail		243.96			
Charges:		113.60			
38 Unit(s) 70W HPS CH PT		57.54			
Fuel Charge		0.81			
Environmental Charge		10.66			
Gross Receipts Tax		31.78			
Florida State Sales Tax					
29 CELESTA PY APT IR01	W	5,660.46	Reclaim Commercial	03/15/22 - 04/13/22	Commercial Reclaimed Irrigation Service
Detail		201.60			
Charges:		6.00			
Basic Monthly Charge		48.17			
Inspection Fee		4,938.12			
Tier 1 Consumption (< 14 kgal @ \$3.44)		486.57			
Tier 2 Consumption (> 14 kgal @ \$3.96)					
Environmental Charge					
33 CELESTA PY	E	610.51	Commercial - Electric	03/16/22 - 04/14/22	General Service
Detail		9.25			
Charges:		326.13			
Basic Monthly Charge		215.55			
Energy Charge (\$0.0663 per kWh)		3.05			
Fuel Cost		14.20			
Environmental Charge		42.33			
Gross Receipts Tax					
Florida State Sales Tax					
33 CELESTA PY	W	37.50	Commercial - Water	03/15/22 - 04/13/22	Commercial Water Service
Detail		18.90			
Charges:		14.90			
Basic Monthly Charge		3.70			
Water Consumption Charge					
Environmental Charge					
33 STARJUS PL	W	114.24	Reclaim Residential	03/15/22 - 04/13/22	Residential Reclaimed Irrigation
Detail		18.90			
Charges:		5.00			
Basic Monthly Charge		36.41			
Reclaimed Water Inspection Fee		44.79			
Tier 1 Consumption (< 14 kgal @ \$2.60)		8.14			
Tier 2 Consumption (> 14 kgal @ \$5.60)					
Environmental Charge					
33 TALORIAN APT IR01	W	99.50	Reclaim Commercial	03/15/22 - 04/13/22	Commercial Reclaimed Irrigation Service
Detail		31.50			
Charges:		6.00			
Basic Monthly Charge		48.17			
Inspection Fee		7.91			
Tier 1 Consumption (< 14 kgal @ \$3.44)		5.92			
Tier 2 Consumption (> 14 kgal @ \$3.96)					
Environmental Charge					

0002 394334007/79 0011422 2 F100000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
35 MANDARA WY Detail Charges:	E	2,490.10 9.25 1,347.22 890.43 12.60 57.94 172.66	Commercial - Electric	03/16/22 - 04/14/22 Current Reading 23574 1.17	General Service Consumption 20320 KWH 46.80 KW Regular
35 MANDARA WY Detail Charges:	I	527.69 63.00 48.17 376.19 40.33	Irrigation 1 - Commercial	03/15/22 - 04/13/22 Current Reading 14026	Commercial Irrigation Service Consumption 109000 GAL 29 Regular
35 MANDARA WY Detail Charges:	S	395.91 338.40 54.18 3.33	Commercial - Water/Sewer	03/15/22 - 04/13/22 Current Reading 1956	Commercial Sewer Service Consumption 9000 GAL 29 Regular
35 MANDARA WY Detail Charges:	W	218.34 201.60 13.41 3.33	Commercial - Water/Sewer	03/15/22 - 04/13/22 Current Reading 1938	Commercial Water Service Consumption 9000 GAL 29 Regular
44 CALLEL WY APT IR01 Detail Charges:	W	512.04 63.00 6.00 48.17 356.39 38.48	Reclaim Commercial	03/15/22 - 04/13/22 Current Reading 4493	Commercial Reclaimed Irrigation Service Consumption 104000 GAL 29 Regular
56 CALLEL WY APT IR01 Detail Charges:	E	35.71 9.25 13.66 9.16 0.13 0.83 2.48	Irrigation 1 - Electric	03/16/22 - 04/14/22 Current Reading 4738	General Service Consumption 209 KWH 29 Regular
57 SOLIS AV APT LS01 Detail Charges:	W	87.03 31.50 6.00 44.72 4.81	Reclaim Commercial	03/15/22 - 04/13/22 Current Reading 1194	Commercial Reclaimed Irrigation Service Consumption 13000 GAL 29 Regular

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELANO ST Detail Charges:	E	12.76 9.25 1.39 0.92 0.01 0.30 0.89	Commercial - Electric Meter Nbr 14113889	03/16/22 - 04/14/22 Current Reading 2407	General Service Consumption 21 KWH
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	03/15/22 - 04/13/22 Current Reading 0	Commercial Water Service Consumption 0 GAL

Days Billed Reading Type
29 Regular

Days Billed Reading Type
29 Regular





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

TOTAL OTHER ACTIVITIES

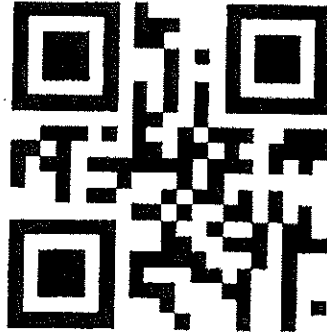
Account Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC	Account #: 1209880485	Bill Date: 04/18/22	Cycle: 14
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Service Address	Budget Number	Service Type	Adjustment Description	Service Period	Current Charges
		W	Late Payment Charge		168.16
				Total Other Activities	168.16

0802 354953400795 0011429 4 F-100000000



INVOICE SPLITTER PAGE



Instructions:

1. Use this page for custom splitting of individual invoices, of varying page count.
2. This is a separator page. Place one before each invoice.
3. Following pages will be grouped together into one document, until another separator or cover page is encountered.

Celestina Master HOA, Inc

INVOICE
INVOICE DATE: 05/21/22

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

	DESCRIPTION	AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330) (Reference JEA bill dated 05/21/22) 1,320.572.465 ZSA	\$715.75
Any questions please call Vesta WGV Office 904-747-0181		
TOTAL AMOUNT DUE		\$715.75

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

MAY 23 2022



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

Page 1 of 6

Customer Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Cycle: 14

Bill Date: 05/18/22

Electric	\$	5,252.13
Irrigation		493.05
Sewer		415.08
Water		7,435.91

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

Total New Charges: \$ 13,596.17



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



JEA's Annual Water Quality report for 2021 is available at jea.com/WQR2021. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

Do not pay. AutoPay will process your payment on 06/09/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$24,519.47	-\$24,519.47	\$0.00	\$13,596.17	\$13,596.17

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side.



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

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

Acct#: 1209880485

Bill Date: 05/18/22

Do not pay. AutoPay will process your payment on 06/09/22.

8 0012436

E 10000000



12436 1 A9 0.458
CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC
200 BUSINESS PARK CIR STE 101
ST AUGUSTINE FL 32095-8824



WATER AND SEWER SERVICE

Water Service: The water service is provided to the property by the City of...
Water Meter: The water meter is located at the property...
Water Main: The water main is located at the property...
Water Service Line: The water service line is located at the property...
Water Meter Reading: The water meter reading is...
Water Meter Replacement: The water meter replacement is...
Water Meter Repair: The water meter repair is...
Water Meter Installation: The water meter installation is...
Water Meter Removal: The water meter removal is...
Water Meter Relocation: The water meter relocation is...
Water Meter Upgrade: The water meter upgrade is...
Water Meter Test: The water meter test is...
Water Meter Calibration: The water meter calibration is...
Water Meter Inspection: The water meter inspection is...
Water Meter Maintenance: The water meter maintenance is...
Water Meter Repair: The water meter repair is...
Water Meter Installation: The water meter installation is...
Water Meter Removal: The water meter removal is...
Water Meter Relocation: The water meter relocation is...
Water Meter Upgrade: The water meter upgrade is...
Water Meter Test: The water meter test is...
Water Meter Calibration: The water meter calibration is...
Water Meter Inspection: The water meter inspection is...
Water Meter Maintenance: The water meter maintenance is...

Water Service Fee: The water service fee is...
Water Meter Fee: The water meter fee is...
Water Main Fee: The water main fee is...
Water Service Line Fee: The water service line fee is...
Water Meter Reading Fee: The water meter reading fee is...
Water Meter Replacement Fee: The water meter replacement fee is...
Water Meter Repair Fee: The water meter repair fee is...
Water Meter Installation Fee: The water meter installation fee is...
Water Meter Removal Fee: The water meter removal fee is...
Water Meter Relocation Fee: The water meter relocation fee is...
Water Meter Upgrade Fee: The water meter upgrade fee is...
Water Meter Test Fee: The water meter test fee is...
Water Meter Calibration Fee: The water meter calibration fee is...
Water Meter Inspection Fee: The water meter inspection fee is...
Water Meter Maintenance Fee: The water meter maintenance fee is...
Water Meter Repair Fee: The water meter repair fee is...
Water Meter Installation Fee: The water meter installation fee is...
Water Meter Removal Fee: The water meter removal fee is...
Water Meter Relocation Fee: The water meter relocation fee is...
Water Meter Upgrade Fee: The water meter upgrade fee is...
Water Meter Test Fee: The water meter test fee is...
Water Meter Calibration Fee: The water meter calibration fee is...
Water Meter Inspection Fee: The water meter inspection fee is...
Water Meter Maintenance Fee: The water meter maintenance fee is...

ADDRESS CORRECTION

Address Correction: The address correction is...
Address Change: The address change is...
Address Update: The address update is...
Address Verification: The address verification is...
Address Confirmation: The address confirmation is...
Address Correction: The address correction is...
Address Change: The address change is...
Address Update: The address update is...
Address Verification: The address verification is...
Address Confirmation: The address confirmation is...
Address Correction: The address correction is...
Address Change: The address change is...
Address Update: The address update is...
Address Verification: The address verification is...
Address Confirmation: The address confirmation is...
Address Correction: The address correction is...
Address Change: The address change is...
Address Update: The address update is...
Address Verification: The address verification is...
Address Confirmation: The address confirmation is...

Address Correction Fee: The address correction fee is...
Address Change Fee: The address change fee is...
Address Update Fee: The address update fee is...
Address Verification Fee: The address verification fee is...
Address Confirmation Fee: The address confirmation fee is...
Address Correction Fee: The address correction fee is...
Address Change Fee: The address change fee is...
Address Update Fee: The address update fee is...
Address Verification Fee: The address verification fee is...
Address Confirmation Fee: The address confirmation fee is...
Address Correction Fee: The address correction fee is...
Address Change Fee: The address change fee is...
Address Update Fee: The address update fee is...
Address Verification Fee: The address verification fee is...
Address Confirmation Fee: The address confirmation fee is...
Address Correction Fee: The address correction fee is...
Address Change Fee: The address change fee is...
Address Update Fee: The address update fee is...
Address Verification Fee: The address verification fee is...
Address Confirmation Fee: The address confirmation fee is...

ADDRESS CORRECTION

Account # _____ **tel:** _____

Address: _____

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

Email: _____

Account # _____ **tel:** _____

Address: _____

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

Email: _____



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

SERVICE DETAILS

Account Name: CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC
 Account #: 1209868485
 Bill Date: 05/18/22
 Cycle: 14

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Street and Area Light Rate:
110 ANTILAWYAPT ARET Detail Charges: 21 Unit(s) 40W LED PT Fuel Charge Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	178.94 149.10 13.08 0.20 4.16 12.40	Area Light 05305	04/14/22 - 05/13/22	
110 ANTILAWYAPT LS01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Environmental Charge	W	87.02 31.50 6.00 44.72 4.81	Reclaim Commercial 05330	04/13/22 - 05/12/22 Current Reading 1386 Meter Nbr 86614881	Commercial Reclaimed Irrigation Service Consumption 13000 GAL Days Billed 29 Reading Type Regular
121 LACALLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.44) Tier 2 Consumption (> 14 kgal @ \$3.96) Environmental Charge	W	95.17 31.50 6.00 48.17 3.95 5.55	Reclaim Commercial 05330	04/18/22 - 05/18/22 Current Reading 3077 Meter Nbr 71996681	Commercial Reclaimed Irrigation Service Consumption 15000 GAL Days Billed 30 Reading Type Regular
123 CELESTIA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	774.94 9.25 429.25 260.62 4.01 18.03 53.74	Gate 05410	04/14/22 - 05/13/22 Current Reading 41078 Meter Nbr 14114834	General Service Consumption 6475 KWH Days Billed 29 Reading Type Regular
16 OSUNA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.0663 per kWh) Fuel Cost Environmental Charge Gross Receipts Tax Florida State Sales Tax	E	534.57 9.25 322.42 195.74 3.02 13.60 40.54	Commercial - Electric 05300	04/13/22 - 05/13/22 Current Reading 71356 Meter Nbr 14110740 24827846	General Service Consumption 4000 KWH Days Billed 24 Reading Type Regular 6 863 KWH

0:002 3561034013264 9011436 2 11090709096



Service Address:	Serv Type:	Current Chgs:	Service Point:	Meter Nbr	Service Period:	Commercial Reclaimed Irrigation Service	Bill Rate:
Detail					Current Reading	Consumption	Days Billed
Charges:					Reading Type	U GAL	Regular
23 ANILA ST APT L501	W	37.50	Reclaim Commercial	78582270	04/13/22 - 05/12/22	Commercial Reclaimed Irrigation Service	29
Detail		31.50			0		
Charges:		6.00					
29 CELESTIA PY APT IR01	E	102.29	Area Light		04/14/22 - 05/13/22	Street and Area Light Rate	
Detail		85.20					
Charges:		7.49					
		0.12					
		2.38					
		7.10					
29 CELESTIA PY APT IR01	E	453.18	Area Light		04/14/22 - 05/13/22	Street and Area Light Rate	
Detail		243.96					
Charges:		113.60					
		52.85					
		0.81					
		10.54					
		31.42					
29 CELESTIA PY APT IR01	W	6,201.71	Reclaim Commercial		04/13/22 - 05/12/22	Commercial Reclaimed Irrigation Service	29
Detail		201.60			13020	1386000 GAL	Regular
Charges:		6.00					
		48.17					
		5,433.12					
		512.82					
33 CELESTIA PY	E	586.32	Commercial - Electric		04/14/22 - 05/13/22	General Service	29
Detail		9.25			6707	4878 KWH	Regular
Charges:		323.41			10.80	10.80 KW	Regular
		196.34					
		3.02					
		13.64					
		40.66					
33 CELESTIA PY	W	35.64	Commercial - Water		04/13/22 - 05/12/22	Commercial Water Service	29
Detail		18.90			881	9000 GAL	Regular
Charges:		13.41					
		3.33					
33 STARBIS PL	W	162.00	Reclaim Residential		04/13/22 - 05/12/22	Residential Reclaimed Irrigation	29
Detail		18.90			1780	30000 GAL	Regular
Charges:		6.00					
		36.41					
		89.59					
		11.10					

0/002 358103/4013264 0012436 2-100000000



Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
33 TALOR AV APT 1R01 Detail Charges:	W	116.82 31.50 6.00 48.17 23.75 7.40	Reclaim Commercial	04/13/22 - 05/12/22 Current Reading 4104	Commercial Reclaimed Irrigation Service Consumption 29 23,000 GAL Regular
35 MANDARA WY Detail Charges:	E	2,523.50 9.25 1,410.86 856.52 13.19 58.71 174.97	Commercial - Electric	04/14/22 - 05/13/22 Current Reading 24106 1.19	General Service Consumption 29 21,280 KWH 47.60 KW Regular
35 MANDARA WY Detail Charges:	I	493.05 63.06 48.17 344.51 37.37	Irrigation 1 - Commercial	04/13/22 - 05/12/22 Current Reading 14127	Commercial Irrigation Service Consumption 29 181,000 GAL Regular
35 MANDARA WY Detail Charges:	S	415.08 338.40 72.24 4.44	Commercial - Water/Sewer	04/13/22 - 05/12/22 Current Reading 2010	Commercial Sewer Service Consumption 29 12,000 GAL Regular
35 MANDARA WY Detail Charges:	W	223.92 201.60 17.88 4.44	Commercial - Water/Sewer	04/13/22 - 05/12/22 Current Reading 2010	Commercial Water Service Consumption 29 12,000 GAL Regular
44 CALLIE WY APT 1R01 Detail Charges:	W	377.81 63.00 6.00 48.17 233.63 27.01	Reclaim Commercial	04/13/22 - 05/12/22 Current Reading 4566	Commercial Reclaimed Irrigation Service Consumption 29 73,000 GAL Regular
56 CALLIE WY APT 1R01 Detail Charges:	E	36.30 9.25 14.65 6.93 0.14 0.84 2.52	Irrigation 1 - Electric	04/14/22 - 05/13/22 Current Reading 4955	General Service Consumption 29 221 KWH Regular
57 SOLUS AV APT 1S01 Detail Charges:	W	79.41 31.50 6.00 37.84 4.07	Reclaim Commercial	04/13/22 - 05/12/22 Current Reading 1235	Commercial Reclaimed Irrigation Service Consumption 29 11,000 GAL Regular

0702 3501034013264 0012435 3 1-1000000000

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
65 DELANO ST Detail Charges:	E	12.09 9.25 1.06 0.64 0.01 0.28 0.85	Commercial - Electric Meter Nbr 14113889	04/14/22 - 05/13/22 Current Reading 2423	General Service Consumption 16 KWH
					Days Billed Reading Type 29 Regular
65 DELANO ST Detail Charges:	W	18.90 18.90	Commercial - Water Meter Nbr 79232848	04/13/22 - 05/12/22 Current Reading 0	Commercial Water Service Consumption 0 GAL
					Days Billed Reading Type 29 Regular

6530
6530





INNOVATIVE FOUNTAIN SERVICES
450-106 SR 13 N #217
SAINT JOHNS, FL 32259

Invoice

Date	Invoice #
5/27/2022	2022899

(904) 551-1017
Customerservice@innovativefountainservices.com

Terms
Net 30

Bill To
Celestina Master 200 Business Park Circle suite 101 St. Augustine, FL 32095

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- May		192.50
Chemicals Added		69.12
23A		
1.320.572.464		

Balance Due	\$261.62
--------------------	-----------------



Questions on this invoice call:
 (866) 470-7133 Option 2
 Ghbillinginquiries@ccc.gannett.com

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
01/31		Balance Forward							\$-3.76
02/08 02/08	103400314-02082022	REG MTG BOS 2/16/22	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
02/08 02/08	103400314-02082022	REG MTG BOS 2/16/22	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	

PREVIOUS AMOUNT OWED: \$-3.76
 NEW CHARGES THIS PERIOD: \$76.29
 CASH THIS PERIOD: \$0.00
 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00
 CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.

1.310.573.480
 2A

RECEIVED MAR 11 2022

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$76.29		\$0.00	\$0.00	\$0.00	\$3.76		\$72.53

25				ADVERTISER INFORMATION			
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	02/01/2022 - 02/28/2022		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

The St. Augustine Record

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tue, Feb 8, 2022
9:42:00AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 15657
Phone: 9042889130
E-Mail:
Client: GMS/ISLES OF BARTRAM PARK CC

Name: GMS/ISLES OF BARTRAM PARK CCD
Address: 393 PALM COAST PKWY SW
SUITE 4
City: PALM COAST

State: FL **Zip:** 32137

Ad Number: 0003400314-01
Start: 02/08/2022
Placement: SA Legals
Copy Line: NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Caller: Shelby Stephens
Issues: 1
Rep: Dylan ISC-Abeyta

Paytype: BILL
Stop: 02/08/2022

Lines 50
Depth 4.25
Columns 1

Price \$76.29

**NOTICE OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT**

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Wednesday, February 16, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
3400314 February 8, 2022

RECEIVED FEB 14 2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD
393 PALM COAST PKWY SW
SUITE 4
PALM COAST, FL 32137

ACCT: 15657
AD# 0003400314-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **REG MTG BOS 2/16/22** was published in said newspaper in the issue dated **02/08/2022**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT
DISTRICT

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James Oliver
District Manager
3400314 February 8, 2022

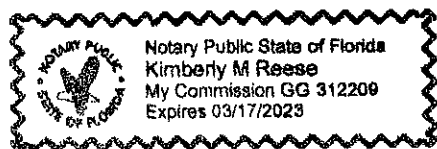
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **FEB 08 2022**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)





INVOICE

INVOICE #	INVOICE DATE
JAX 374655	5/30/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 29, 2022

Invoice Amount: \$2,035.80

Description	Current Amount
Summer Annual Rotation 2022 Annual Installation SUB	\$2,035.80

Invoice Total \$2,035.80

22A
1,320,572.462

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 372359	6/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2022

Invoice Amount: \$2,749.65

Description	Current Amount
Monthly Landscape Maintenance June 2022	\$2,749.65

Invoice Total **\$2,749.65**

22A

1.320.572.462

IN COMMERCIAL LANDSCAPING

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 100
Invoice Date: 6/1/22
Due Date: 6/1/22
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 2022 1.310.513.340		3,900.00	3,900.00
Website Administration - June 2022 1.310.513.520		66.67	66.67
Information Technology - June 2022 1.310.513.357		100.00	100.00
Dissemination Agent Services - June 2022 1.310.513.312		583.33	583.33
Office Supplies 1.310.513.510		0.45	0.45
Postage 1.310.513.420		29.41	29.41
Copies 1.310.513.425		9.30	9.30

Total \$4,689.16

Payments/Credits \$0.00

Balance Due \$4,689.16



INVOICE

INVOICE #	INVOICE DATE
JAX 374606	5/30/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 29, 2022

Invoice Amount: \$1,225.00

Description	Current Amount
May irrigation repairs	
Irrigation Repairs	\$1,225.00

22A
1.320.572.462

Invoice Total \$1,225.00

Excellence

IN COMMERCIAL LANDSCAPING

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

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



VISION • EXPERIENCE • RESULTS

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

May 11, 2022
Project No: 13125.03000
Invoice No: 0202832

Project 13125.03000 Isles of Bartram CDD

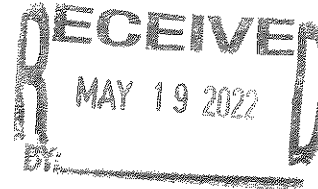
Professional Services rendered through April 30, 2022

Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	6.00	225.00	1,350.00
Totals	6.00		1,350.00
Total Labor			1,350.00

Invoice Total this Period \$1,350.00

1,310.513.311
11/A



England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-649-9485
CA-00002584 LC-0000318

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 7, 2022

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

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3064155
Client Matter No. 10623-1

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

32A
1-310,573.915

Invoice No. 3064155
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

05/06/22	K. Jusevitch	0.20	24.00	Prepare budget resolution, confer with Haber and correspond with district manager.
05/17/22	W. Haber	0.20	47.00	Prepare for Board meeting
05/18/22	W. Haber	2.50	587.50	Prepare for and participate in Board meeting
05/18/22	K. Jusevitch	0.70	84.00	Prepare budget hearing documents; confer with Haber
TOTAL HOURS		3.60		

KUTAK ROCK LLP

Isles of Bartram Park CDD

June 7, 2022

Client Matter No. 10623-1

Invoice No. 3064155

Page 2

TOTAL FOR SERVICES RENDERED \$742.50

DISBURSEMENTS

Meals	14.69
Travel Expenses	154.28

TOTAL DISBURSEMENTS 168.97

TOTAL CURRENT AMOUNT DUE \$911.47



The Lake Doctors, Inc.
Aquatic Management Services

4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
PH: (904) 431-3914

INVOICE

Invoice #	659925
Account #	721658
Invoice Date	6/1/2022
Due Date	7/1/2022
Rep	MAS

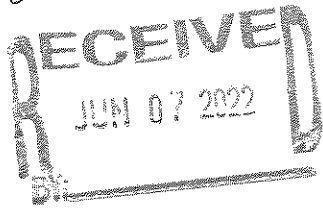
20K
1.320.572.461

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

Invoice Questions: AR@LakeDoctors.com
--

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	

Item	Description	Amount
	Monthly Water Mgmt Serv-R-Non <i>Lake Mgt</i>	1,670.00
OUTSTANDING BALANCE		\$3,340.00
Thank you! For your business!		Total Invoice \$1,670.00



Please include your account number and invoice number on your check with your remittance stub.
Please remit payments to: The Lake Doctors, Inc.
LOCKBOX
PO Box 20122
Tampa, FL 33622-0122

Remittance Stub

Amount Enclosed

Invoice #	659925
Account #	721658
Date	6/1/2022

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

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	_____

**For address and contact updates, please email us at
customerservice@lakedoctors.com.**

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$72.53	
05/10 05/10	103414748-05102022	Affidavit						\$10.00	
05/10 05/10	103414748-05102022	NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$35.92	
05/10 05/10	103414748-05102022	NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88	
05/12 05/12	103414607-05122022	Affidavit						\$10.00	
05/12 05/12	103414607-05122022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that	SA St Augustine Record	1.00 x 3.7500	3.75	1	\$8.98	\$33.68	
05/12 05/12	103414607-05122022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that	SA St Aug Record Online	1.00 x 3.7500	3.75	1	\$8.97	\$33.64	
								PREVIOUS AMOUNT OWED:	\$72.53
								NEW CHARGES THIS PERIOD:	\$159.12
								CASH THIS PERIOD:	\$0.00
								DEBIT ADJUSTMENTS THIS PERIOD:	\$0.00
								CREDIT ADJUSTMENTS THIS PERIOD:	\$0.00
We appreciate your business.									

\$77.32
 2A
 1,310.573.480

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$159.12		\$0.00	\$0.00	\$72.53	\$0.00		\$231.65

ADVERTISER INFORMATION							
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	05/01/2022 - 05/31/2022		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

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The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1		2							
BILLING PERIOD		ADVERTISER/CLIENT NAME							
05/01/2022 - 05/31/2022		GMS/ISLES OF BARTRAM PARK CCD							
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT				
SA 7		\$231.65	\$0.00		NET 15 DAYS				
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$159.12	\$77.32	\$0.00	\$0.00	\$72.53				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		05/31/2022		15657		15657		0000112056

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



GMS/ISLES OF BARTRAM PARK CCD
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



Thu, May 12, 2022
8:14:36AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 15657
Phone: 9042889130
E-Mail:
Client: GMS/ISLES OF BARTRAM PARK CC

Name: GMS/ISLES OF BARTRAM PARK CCD
Address: 393 PALM COAST PKWY SW
SUITE 4
City: PALM COAST
State: FL
Zip: 32137

Ad Number: 0003414607-01
Start: 05/12/2022
Placement: SA Legals
Copy Line: NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ISLES OF BARTR

Caller: Shelby Stephens
Issues: 1
Rep: Melissa Rhinehart

Paytype: BILL
Stop: 05/12/2022

Lines 44
Depth 3.75
Columns 1

Price \$67.32

NOTICE OF QUALIFYING PERIOD
FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS
OF THE

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Isles of Bartram Park Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, FL 32095, Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Isles of Bartram Park Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

0003414607 May 12, 2022

RECEIVED MAY 22 2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD
393 PALM COAST PKWY SW
SUITE 4
PALM COAST, FL 32137

ACCT: 15657
AD# 0003414607-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **QUALIFYING PERIOD FOR CANDIDATES** was published in said newspaper in the issue dated **05/12/2022**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF QUALIFYING PERIOD
FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS
OF THE

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
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0003414607 May 12, 2022

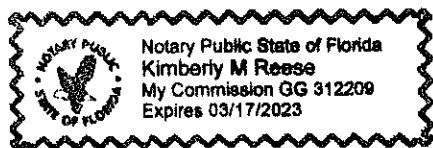
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this 12 day of MAY 2022

by [Signature] who is personally known to me or who has produced as identification

[Signature]
(Signature of Notary Public)





Questions on this invoice call:
 (866) 470-7133 Option 2
 Ghbillinginquiries@ccc.gannett.com

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$72.53	
05/10 05/10	103414748-05102022	Affidavit						\$10.00	
05/10 05/10	103414748-05102022	NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community	SA St Augustine Record	1.00 x 4.0000	4	1	\$8.98	\$35.92	
05/10 05/10	103414748-05102022	NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community	SA St Aug Record Online	1.00 x 4.0000	4	1	\$8.97	\$35.88	
05/12 05/12	103414607-05122022	Affidavit						\$10.00	
05/12 05/12	103414607-05122022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that	SA St Augustine Record	1.00 x 3.7500	3.75	1	\$8.98	\$33.68	
05/12 05/12	103414607-05122022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that	SA St Aug Record Online	1.00 x 3.7500	3.75	1	\$8.97	\$33.64	
PREVIOUS AMOUNT OWED:								\$72.53	
NEW CHARGES THIS PERIOD:								\$159.12	
CASH THIS PERIOD:								\$0.00	
DEBIT ADJUSTMENTS THIS PERIOD:								\$0.00	
CREDIT ADJUSTMENTS THIS PERIOD:								\$0.00	
We appreciate your business.									

81.80

2A
1,310,513.480

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$159.12		\$0.00	\$0.00	\$72.53	\$0.00		\$231.65

81.80

ADVERTISER INFORMATION							
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	05/01/2022 - 05/31/2022		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO

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ADVERTISING INVOICE and STATEMENT

1		BILLING PERIOD	2		ADVERTISER/CLIENT NAME				
		05/01/2022 - 05/31/2022			GMS/ISLES OF BARTRAM PARK CCD				
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8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



GMS/ISLES OF BARTRAM PARK CCD
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



Tue, May 10, 2022
8:00:17AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 15657
Phone: 9042889130
E-Mail:
Client: GMS/ISLES OF BARTRAM PARK CC

Name: GMS/ISLES OF BARTRAM PARK CCD
Address: 393 PALM COAST PKWY SW
SUITE 4

City: PALM COAST **State:** FL **Zip:** 32137

Ad Number: 0003414748-01
Start: 05/10/2022
Placement: SA Legals
Copy Line: NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the

Caller: Shelby Stephens
Issues: 1
Rep: Melissa Rhinehart

Paytype: BILL
Stop: 05/10/2022

Lines 47
Depth 4.00
Columns 1

Price \$71.80

**NOTICE OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DIS-
TRICT**

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Wednesday, May 18, 2022 at 10:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
0003414748 May 10, 2022

RECEIVED MAY 22 2022

THE ST. AUGUSTINE RECORD
Affidavit of Publication

**GMS/ISLES OF BARTRAM PARK CCD
393 PALM COAST PKWY SW
SUITE 4
PALM COAST, FL 32137**

ACCT: 15657
AD# 0003414748-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **REG MTG BOS 5/18/22** was published in said newspaper in the issue dated **05/10/2022**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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James Oliver
District Manager
0003414748 May 10, 2022

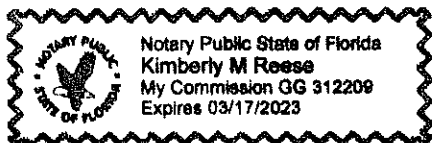
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ___ day of MAY 10 2022

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)





INVOICE

INVOICE #	INVOICE DATE
JAX 341924	3/30/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 29, 2022

Invoice Amount: \$1,957.50

Description	Current Amount
Spring Annual Rotation 2022 Annual Installation SUB	\$1,957.50

1,320.572.462

22A

Invoice Total \$1,957.50

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 346513	4/2/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 2, 2022

Invoice Amount: \$1,905.00

Description	Current Amount
Replace Perennial Peanut Exit Side Plant Installation	\$1,905.00

07/02/22

Invoice Total \$1,905.00

1.320.572.462
22A

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 347556	4/3/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: May 3, 2022

Invoice Amount: \$367.00

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

March irrigation repairs	
Irrigation Repairs	\$367.00

22A 1.320.572.462

Invoice Total **\$367.00**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
JAX 350846	4/7/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Celestina-Isles of Bartram CDD

Invoice Due Date: May 7, 2022

Invoice Amount: \$5,953.00

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

Spring Mulch 2022	
Mulch Install <i>22A</i>	\$5,953.00
<i>1,320.572,462</i>	

Invoice Total \$5,953.00

IN COMMERCIAL LANDSCAPING

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



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

June 06, 2022
 Project No: 13125.03001
 Invoice No: 0203083

Project 13125.03001 Isles of Bartram Park CDD - Stormwater Management Needs Analysis

Professional Services rendered through May 28, 2022

Professional Personnel

		Hours	Rate	Amount
Principal - Vice President				
Maggiore, Matthew	5/7/2022	1.25	245.00	306.25
Maggiore, Matthew	5/14/2022	4.50	245.00	1,102.50
Totals		5.75		1,408.75
Total Labor				1,408.75

	Current	Prior	To-Date
Labor	1,408.75	0.00	1,408.75
Contract Limit			15,000.00
Remaining			13,591.25

Invoice Total this Period \$1,408.75



England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-6990 • fax 904-646-9485
 CA-00002584 LC-00003916



1,310,573.311
 11A

R

RENAISSANCE®

WORLD GOLF VILLAGE RESORT
ST AUGUSTINE

500 S Legacy Trail
St Augustine, FL 32092
(904) 940-8604 fax (904) 940-8008

Invoice 10001

INVOICE

Customer

Event Isles of Bartram Park CDD Meeting August 2022
Attn Shelby Stephens
Phone (904) 940-5850 x 400

Date 6/16/2022

Qty	Description	Valued At	Charged
1	Room Rental 8.17.2022 25% Taxable Service Charge	\$300.00 \$75.00	\$300.00 \$75.00
	31A		
	Tax Exempt 85-8013887408C-8		
	1,300.155,100		
	RECEIVED JUN 17 2022		

SUB-TOTAL \$375.00

Amount Due \$375.00

Payment Details

- Direct Bill
- Check
- Credit Card

Name _____
CC # _____
Expires _____

Add
memo line: District name, MVTC,
and room rental date: 8.18.22
to memo line of check pmt.