

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

*November 8, 2024*

# *AGENDA*

# *Isles of Bartram Park*

## *Community Development District*

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

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

November 1, 2024

Board of Supervisors  
Isles of Bartram Park Community Development District

Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors is scheduled for **Friday, November 8, 2024, at 9:00** a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the August 6, 2024 and August 9, 2024 Meetings
- IV. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2024 Audit
- V. Consideration of Resolution 2025-01, Amending the Capital Reserve Fund Budget for Fiscal Year 2024
- VI. Other Business
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. First Choice Aquatics
- VIII. Supervisors' Requests
- IX. Audience Comments

- X. Financial Reports
  - A. Balance Sheet as of September 30, 2024, and Statement of Revenues & Expenditures
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
- XI. Next Scheduled Meeting – February 21, 2025 @ 10:00 a.m.
- XII. Adjournment

*THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Friday, August 6, 2024 at 10:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Scott Forshey-Friedman	Chairman
Joseph Zemel	Vice Chairman
Nancy Brown	Supervisor
Scott Kelley	Supervisor

Also present were:

Jim Oliver	District Manager
Sarah Sweeting	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2024)**

Mr. Oliver nominated Scott Kelley to fill the vacant seat on the Board.

On MOTION by Mr. Forshey-Friedman, seconded by Mr. Zemel, with all in favor, Appointing Scott Kelley to Seat 5, was approved.
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**B. Oath of Office for Newly Appointed Supervisor**

Mr. Oliver administered the oath of office to Scott Kelley.

**C. Election of Officers, Resolution 2024-03**

Mr. Oliver noted that currently Mr. Forshey-Friedman is the Chairman, Mr. Zemel is the Vice Chairman, and Ms. Brown and Ms. Rogers are Assistant Secretaries. Mr. Kelley was nominated as an Assistant Secretary.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, Resolution 2024-03 Election of Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Kelley noted that he received a quit claim deed and asked that Mr. Haber research that and bring back information to the next meeting. Mr. Kelley noted it was a buffer area of trees.

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 9, 2024 @ 10:00 a.m.**

Mr. Oliver stated the next meeting is scheduled for August 9, 2024 at 10:00 a.m. at the World Golf Village Renaissance.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

MINUTES OF MEETING  
ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Friday, August 9, 2024 at 10:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Scott Forshey-Friedman	Chairman
Nancy Brown	Supervisor
Scott Kelley	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Sarah Sweeting	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comment**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 17, 2024 Meeting**

Mr. Oliver presented the minutes of the May 17, 2024 meeting and asked if there were any comments, corrections, or changes. The Board had no changes to the minutes.



On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, the Minutes of the May 17, 2024 Meeting, were approved.

**FOURTH ORDER OF BUSINESS                      Acceptance of Fiscal Year 2023 Audit Report**

Mr. Oliver presented the Fiscal Year 2023 audit and noted this is considered a clean audit. There were no exceptions or recommendations by the auditor.

On MOTION by Mr. Forshey-Friedman, seconded by Mr. Kelley, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was accepted.

**FIFTH ORDER OF BUSINESS                      Fiscal Year 2025 Budget**

- A. Overview of Budget**
- B. Public Hearing**

Mr. Oliver stated this budget hearing was noticed twice in the St. Augustine Record. Mailed notice was also sent due to an assessment increase. Anything that is not spent is a carry forward surplus. The budget can be amended anytime during the fiscal year. He reviewed the budget. The gross assessment increase is \$52 per unit. He asked for a motion to open the public hearings.

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

Mr. Oliver stated no members of the public are present and asked for a motion to close the hearings.

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

**C. Consideration of Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025**

Mr. Haber presented Resolution 2024-04 which is the formal resolution to adopt the budget. Once adopted, the budget will be in its final form. It is the O&M budget and debt service budget.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025, was approved.

**D. Consideration of Resolution 2024-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025**

Mr. Haber presented Resolution 2024-05 which levies and imposes the O&M assessment at amounts that are sufficient to pay the entire amount of the budget and also certifies the assessments for collection.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, Resolution 2024-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025, was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of CDD Goals & Objectives**

Mr. Haber updated the Board on new Florida law requiring Special Districts to adopt goals and objectives. The District will later identify if the goals and objectives were met. GMS put together some recommended goals and objectives.

On MOTION by Ms. Brown, seconded by Mr. Forshey-Friedman, with all in favor, the CDD Goals & Objectives, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals:**

**A. Camera Proposals for Fountain Area (*will be sent under separate cover*)**

Mr. Forshey-Friedman stated a fence will be installed. There is an existing camera there that cellular can be added to protect the fountain in the fence area. This item was tabled.

**B. Yellowstone Proposal for Addendum 2024**

Mr. Forshey-Friedman stated this proposal is for quarterly maintenance of the pond bank in Tract B for \$2,844 annually.

On MOTION by Mr. Kelley seconded by Ms. Brown with all in favor, the Yellowstone Proposal for Addendum 2024 totaling \$2,844, was approved.

**C. First Choice Aquatics for Grass Carp Stocking (Ponds 8 & 11)**

Mr. Oliver presented a proposal from First Choice Aquatics for stocking ponds 8 & 11 with 300 grass carp at no cost.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Brown, with all in favor, First Choice Aquatics for Grass Carp Stocking (Ponds 8 & 11), was approved.

**EIGHTH ORDER OF BUSINESS**

**First Choice Aquatics Maintenance Reports:**

- A. Fountain Maintenance**
- B. Pond Service Report**

Mr. Forshey-Friedman stated pond 6 and there is another one the water isn't moving so there are consistent issues. He stated this company is very responsive. The report is on pages 94-105 of the agenda package.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Oliver stated there is no other business to discuss, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**

Mr. Haber stated when this property was platted, the tracts that were common areas or conservation were owned by Standard Pacific and the original landowner. Before Standard Pacific left the community, they conveyed some of those tracts to the CDD as well as to the HOA. The issue was identified because the original developer and present owner of those parcels is seeking to have those parcels formally incumbered with a conservation easement in favor of St. Johns River Water Management District. Before the water management District will accept the conservation easement over the property, it wants the title defect cured. The owners of the property are requesting that the CDD cure the title defect by granting them a quit claim deed for property that they already own. They are asking that the CDD say they recognize that Standard Pacific didn't own portions of the property that they purported to give them initially therefore don't have a right to it. The original property owner would cover all the costs of preparing and recording the

deed. They are looking for the Board to authorize it and have a representative of the District sign it. Mr. Forsey-Friedman stated the property is the tree areas around the perimeters of North.

On MOTION by Ms. Brown seconded by Mr. Kelley, with all in favor, the Quit Claim Deed & Authorizing the Chair to Execute it on Behalf of the District, was approved.

**B. Engineer**

Mr. Oliver stated Mr. Schaeffer will be at the next meeting.

**C. Manager – Discussion of Fiscal Year 2025 Meeting Schedule**

Mr. Oliver stated the proposed meeting schedule is on page 108 of the agenda package. It continues on the same quarterly basis as this year.

On MOTION by Mr. Forshey-Friedman, seconded by Mr. Kelley, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

**D. First Choice Aquatics**

Mr. Oliver noted the First Choice Aquatics reports were looked at earlier in the meeting.

**ELEVENTH ORDER OF BUSINESS                      Supervisors’ Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS                      Audience Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Financial Reports**

**A. Balance Sheet as of June 30, 2024 and Statement of Revenues & Expenditures**

Mr. Oliver noted the financial reports as of June 30<sup>th</sup> are in the agenda packet. The capital reserve fund has \$100,233 and another \$50,000 will be added this next fiscal year. The District is projected to generate about a \$4,000 surplus.

**B. Assessment Receipt Schedule**

Mr. Oliver stated everything is platted now and collection rate is at 101%.

**C. Approval of Check Register**

Mr. Oliver presented the check register for Board approval.

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

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – To Be Determined @ 10:00 a.m.**

Mr. Oliver stated the next meeting is scheduled for November 15, 2024 at 10:00 a.m. at the World Golf Village Renaissance.

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

*FOURTH ORDER OF BUSINESS*



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Isles of Bartram Park Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Isles of Bartram Park Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

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

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

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

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

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

**Audit Objectives**

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

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

**Examination Objective**

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

**Other Services**

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

**Management Responsibilities**

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

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

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

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

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

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

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



**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

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

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

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

Our fee for these services will not exceed \$4,100 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2024 must be provided to us no later than January 15, 2025, in order for us to complete the engagement by April 15, 2025.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by April 1, 2025 for the District's review, and a final draft audit report by April 15, 2025 for the District's review and approval.

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

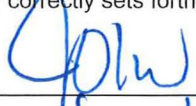
Grau & Associates



Antonio J. Grau

RESPONSE:

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

By:   
Title: Secretary  
Date: 9/10/2024



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



Peer Review  
Program

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

**March 17, 2023**

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

**Dear Antonio Grau:**

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

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

*FIFTH ORDER OF BUSINESS*

RESOLUTION 2025-01

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the "Board", of the Isles Bartram Park Community Development District, hereinafter referred to as "District", adopted a Capital Reserve Fund Budget for fiscal year 2024, and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget are hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 8th day of November, 2024 and be reflected in the monthly and fiscal Year End 9/30/24 Financial Statements and Audit Report of the District

*Isles Bartram Park*

*Community Development District*

by: \_\_\_\_\_  
Chairman

Attest:

by: \_\_\_\_\_  
Secretary

ISLES OF BARTRAM PARK CDD  
RESOLUTION 2025-01

EXHIBIT A

**Isles of Bartram Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Budget Amendment**  
For The Period Ending September 30, 2024

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual Thru 09/30/24
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest	-	233	233	233
<b>Total Revenues</b>	<b>\$ 50,000</b>	<b>\$ 233</b>	<b>\$ 50,233</b>	<b>\$ 50,233</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ 8,564	\$ 8,564	\$ 8,564
Repairs and Maintenance	-	-	-	-
Other Service Charges	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 8,564</b>	<b>\$ 8,564</b>	<b>\$ 8,564</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>	<b>\$ (8,331)</b>	<b>\$ 41,669</b>	<b>\$ 41,669</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>	<b>\$ (8,331)</b>	<b>\$ 41,669</b>	<b>\$ 41,669</b>
<b>Fund Balance - Beginning</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Fund Balance - Ending</b>	<b>\$ 100,000</b>	<b>\$ (8,331)</b>	<b>\$ 91,669</b>	<b>\$ 91,669</b>

*TENTH ORDER OF BUSINESS*



*A.*

***Isles of Bartram Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2024***

August 9, 2024



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>
4	<hr/>	<u>Debt Service Fund Series 2015</u>
5	<hr/>	<u>Debt Service Fund Series 2017</u>
6	<hr/>	<u>Capital Reserve Fund</u>
7	<hr/>	<u>Long Term Debt Report</u>
8	<hr/>	<u>Assessment Receipt Schedule</u>
9	<hr/>	<u>Check Register Summary</u>

**Isles of Bartram Park**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account - Truist	\$ 100,054	\$ -	\$ 41,436	\$ 141,490
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund	-	17,603	-	17,603
Due from Developer	900	-	-	900
<b>Investments:</b>				
State Board of Administration (SBA)	50,000	-	50,233	100,233
<b>Series 2015</b>				
Reserve	-	220,634	-	220,634
Interest	-	101	-	101
Revenue	-	361,076	-	361,076
Sinking Fund	-	118	-	118
Prepayment	-	4	-	4
<b>Series 2017</b>				
Reserve	-	170,000	-	170,000
Interest	-	83	-	83
Principal	-	-	-	-
Revenue	-	316,845	-	316,845
Prepayment	-	4	-	4
Sinking Fund	-	98	-	98
Prepaid Expenses	12,337	-	-	12,337
Deposits	-	-	-	-
<b>Total Assets</b>	<b>\$ 163,291</b>	<b>\$ 1,086,566</b>	<b>\$ 91,669</b>	<b>\$ 1,341,526</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,808	\$ -	\$ -	\$ 1,808
FICA Payable	-	-	-	-
Due to Debt Service - Series 2015	9,522	-	-	9,522
Due to Debt Service - Series 2017	8,081	-	-	8,081
<b>Total Liabilities</b>	<b>\$ 19,411</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,411</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	1,086,566	-	1,086,566
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	-	91,669	91,669
Capital Reserves	-	-	-	-
Unassigned	143,880	-	-	143,880
<b>Total Fund Balances</b>	<b>\$ 143,880</b>	<b>\$ 1,086,566</b>	<b>\$ 91,669</b>	<b>\$ 1,322,115</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 163,291</b>	<b>\$ 1,086,566</b>	<b>\$ 91,669</b>	<b>\$ 1,341,526</b>

# Isles of Bartram Park

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 287,013	\$ 287,013	\$ 288,905	\$ 1,891
Interest	-	-	-	-
<b>Total Revenues</b>	<b>\$ 287,013</b>	<b>\$ 287,013</b>	<b>\$ 288,905</b>	<b>\$ 1,891</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 4,000	\$ 4,000	\$ 3,800	\$ 200
PR-FICA	306	306	291	15
Engineering	6,000	6,000	113	5,888
Attorney	10,000	10,000	3,042	6,959
Annual Audit	4,000	4,000	4,000	-
Assessment Administration	5,300	5,300	5,300	-
Arbitrage Rebate	1,200	1,200	1,200	-
Dissemination Agent	7,420	7,420	7,420	0
Trustee Fees	8,000	8,000	8,800	(800)
Management Fees	51,597	51,597	51,597	-
Information Technology	1,600	1,600	1,600	0
Website Maintenance	1,075	1,075	1,075	0
Telephone	150	150	24	126
Postage & Delivery	500	500	772	(272)
Insurance General Liability/Public Officials	11,786	11,786	11,564	222
Printing & Binding	1,000	1,000	1,152	(152)
Legal Advertising	1,265	1,265	1,008	257
Other Current Charges	1,000	1,000	885	115
Office Supplies	200	200	10	190
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 116,574</b>	<b>\$ 116,574</b>	<b>\$ 103,827</b>	<b>\$ 12,747</b>
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Landscape Maintenance (Yellowstone)	\$ 60,553	\$ 60,553	\$ 61,409	\$ (856)
Lake Maintenance (First Choice Aquatics)	25,800	25,800	30,280	(4,480)
Waterfall/Entry Pond Maintenance	11,500	11,500	9,499	2,001
Lake Fountains Maintenance (First Coast Aquatics)	7,000	7,000	14,389	(7,389)
Management	6,000	6,000	6,000	-
Utilities	11,000	11,000	8,385	2,615
General Maintenance	2,000	2,000	3,922	(1,922)
<b>Subtotal Field Expenditures</b>	<b>\$ 123,853</b>	<b>\$ 123,853</b>	<b>\$ 133,883</b>	<b>\$ (10,030)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 123,853</b>	<b>\$ 123,853</b>	<b>\$ 133,883</b>	<b>\$ (10,030)</b>
<b>Total Expenditures</b>	<b>\$ 240,427</b>	<b>\$ 240,427</b>	<b>\$ 237,710</b>	<b>\$ 2,717</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 46,586</b>	<b>\$ 46,586</b>	<b>\$ 51,194</b>	<b>\$ 4,608</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserve Fund	(50,000)	(50,000)	(50,000)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ (50,000)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (3,414)</b>	<b>\$ (3,414)</b>	<b>\$ 1,194</b>	<b>\$ 4,608</b>
<b>Fund Balance - Beginning</b>	<b>\$ 3,414</b>		<b>\$ 142,686</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 143,880</b>	

**Isles of Bartram Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 19,231	\$ 36,472	\$ 196,578	\$ 26,431	\$ 3,431	\$ 403	\$ -	\$ 6,298	\$ 61	\$ -	\$ -	\$ 288,905
Interest	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 19,231</b>	<b>\$ 36,472</b>	<b>\$ 196,578</b>	<b>\$ 26,431</b>	<b>\$ 3,431</b>	<b>\$ 403</b>	<b>\$ -</b>	<b>\$ 6,298</b>	<b>\$ 61</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 288,905</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 1,400	\$ -	\$ 3,800
PR-FICA	-	77	-	-	46	-	-	61	-	-	107	-	291
Engineering	-	113	-	-	-	-	-	-	-	-	-	-	113
Attorney	231	219	257	252	388	475	384	437	118	284	-	-	3,042
Annual Audit	-	-	-	-	-	4,000	-	-	-	-	-	-	4,000
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	600	1,200
Dissemination Agent	618	618	618	618	618	618	618	618	618	618	618	618	7,420
Trustee Fees	-	4,400	-	-	-	-	-	-	-	-	4,400	-	8,800
Management Fees	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	51,597
Information Technology	133	133	133	133	133	133	133	133	133	133	133	133	1,600
Website Maintenance	90	90	90	90	90	90	90	90	90	90	90	90	1,075
Telephone	1	-	-	5	-	-	8	-	-	10	-	-	24
Postage & Delivery	3	111	9	8	30	49	6	3	50	446	25	31	772
Insurance General Liability/Public Officials	11,564	-	-	-	-	-	-	-	-	-	-	-	11,564
Printing & Binding	14	43	9	4	5	23	7	2	50	626	-	370	1,152
Legal Advertising	-	238	-	67	-	-	-	67	-	566	70	-	1,008
Other Current Charges	-	-	-	35	8	46	39	39	39	601	39	39	885
Office Supplies	7	0	0	0	0	0	0	0	0	0	0	0	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 22,435</b>	<b>\$ 11,941</b>	<b>\$ 5,415</b>	<b>\$ 5,512</b>	<b>\$ 6,218</b>	<b>\$ 9,735</b>	<b>\$ 5,584</b>	<b>\$ 6,550</b>	<b>\$ 5,398</b>	<b>\$ 7,674</b>	<b>\$ 11,182</b>	<b>\$ 6,182</b>	<b>\$ 103,827</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Landscape Maintenance (Yellowstone)	\$ 2,832	\$ 2,832	\$ 2,832	\$ 13,229	\$ 2,917	\$ 9,558	\$ 2,917	\$ 3,035	\$ 7,975	\$ 4,910	\$ 5,056	\$ 3,316	\$ 61,409
Lake Maintenance (First Choice Aquatics)	1,180	2,100	2,100	5,100	2,100	2,100	2,100	2,100	2,100	2,100	5,100	2,100	30,280
Waterfall/Entry Pond Maintenance	687	750	682	689	689	685	695	721	698	1,530	844	829	9,499
Lake Fountains Maintenance (First Coast Aquatics)	3,759	1,792	3,026	140	-	400	280	3,842	400	70	-	680	14,389
Management	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Utilities	752	663	706	305	289	634	681	1,109	1,437	980	479	350	8,385
General Maintenance	1,700	-	-	-	-	-	1,909	276	-	-	37	-	3,922
<b>Subtotal Field Expenditures</b>	<b>\$ 11,410</b>	<b>\$ 8,637</b>	<b>\$ 9,846</b>	<b>\$ 19,963</b>	<b>\$ 6,495</b>	<b>\$ 13,877</b>	<b>\$ 9,081</b>	<b>\$ 11,584</b>	<b>\$ 13,110</b>	<b>\$ 10,089</b>	<b>\$ 12,016</b>	<b>\$ 7,775</b>	<b>\$ 133,883</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 11,410</b>	<b>\$ 8,637</b>	<b>\$ 9,846</b>	<b>\$ 19,963</b>	<b>\$ 6,495</b>	<b>\$ 13,877</b>	<b>\$ 9,081</b>	<b>\$ 11,584</b>	<b>\$ 13,110</b>	<b>\$ 10,089</b>	<b>\$ 12,016</b>	<b>\$ 7,775</b>	<b>\$ 133,883</b>
<b>Total Expenditures</b>	<b>\$ 33,845</b>	<b>\$ 20,578</b>	<b>\$ 15,262</b>	<b>\$ 25,475</b>	<b>\$ 12,713</b>	<b>\$ 23,612</b>	<b>\$ 14,665</b>	<b>\$ 18,134</b>	<b>\$ 18,509</b>	<b>\$ 17,764</b>	<b>\$ 23,198</b>	<b>\$ 13,957</b>	<b>\$ 237,710</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (33,845)</b>	<b>\$ (1,347)</b>	<b>\$ 21,210</b>	<b>\$ 171,103</b>	<b>\$ 13,718</b>	<b>\$ (20,181)</b>	<b>\$ (14,262)</b>	<b>\$ (18,134)</b>	<b>\$ (12,210)</b>	<b>\$ (17,703)</b>	<b>\$ (23,198)</b>	<b>\$ (13,957)</b>	<b>\$ 51,194</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	(50,000)	-	-	-	-	(50,000)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (50,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (33,845)</b>	<b>\$ (1,347)</b>	<b>\$ 21,210</b>	<b>\$ 171,103</b>	<b>\$ 13,718</b>	<b>\$ (20,181)</b>	<b>\$ (14,262)</b>	<b>\$ (68,134)</b>	<b>\$ (12,210)</b>	<b>\$ (17,703)</b>	<b>\$ (23,198)</b>	<b>\$ (13,957)</b>	<b>\$ 1,194</b>

# Isles of Bartram Park

## Community Development District

### Debt Service Fund Series 2015

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 429,732	\$ 429,732	\$ 432,564	\$ 2,832
Interest Income	7,500	7,500	24,940	17,440
<b>Total Revenues</b>	<b>\$ 437,232</b>	<b>\$ 437,232</b>	<b>\$ 457,504</b>	<b>\$ 20,272</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 142,778	\$ 142,778	\$ 142,778	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Principal - 11/1	130,000	130,000	130,000	-
Interest - 5/1	139,934	139,934	139,806	128
<b>Total Expenditures</b>	<b>\$ 412,713</b>	<b>\$ 412,713</b>	<b>\$ 417,584</b>	<b>\$ (4,872)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 24,520</b>	<b>\$ 24,520</b>	<b>\$ 39,920</b>	<b>\$ 15,400</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 24,520</b>	<b>\$ 24,520</b>	<b>\$ 39,920</b>	<b>\$ 15,400</b>
<b>Fund Balance - Beginning</b>	<b>\$ 325,019</b>		<b>\$ 551,535</b>	
<b>Fund Balance - Ending</b>	<b>\$ 349,539</b>		<b>\$ 591,455</b>	

# Isles of Bartram Park

## Community Development District

### Debt Service Fund Series 2017

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 364,728	\$ 364,728	\$ 367,131	\$ 2,403
Interest Income	6,800	6,800	20,553	13,753
<b>Total Revenues</b>	<b>\$ 371,528</b>	<b>\$ 371,528</b>	<b>\$ 387,684</b>	<b>\$ 16,156</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 114,634	\$ 114,634	\$ 114,634	\$ -
Principal - 11/1	110,000	110,000	110,000	-
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	112,434	112,434	112,309	125
<b>Total Expenditures</b>	<b>\$ 337,069</b>	<b>\$ 337,069</b>	<b>\$ 341,944</b>	<b>\$ (4,875)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 34,459</b>	<b>\$ 34,459</b>	<b>\$ 45,741</b>	<b>\$ 11,281</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 34,459</b>	<b>\$ 34,459</b>	<b>\$ 45,741</b>	<b>\$ 11,281</b>
<b>Fund Balance - Beginning</b>	<b>\$ 273,464</b>		<b>\$ 449,370</b>	
<b>Fund Balance - Ending</b>	<b>\$ 307,923</b>		<b>\$ 495,111</b>	



# Isles of Bartram Park

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest	-	-	233	233
<b>Total Revenues</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,233</b>	<b>\$ 233</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 8,564	\$ (8,564)
Repairs and Maintenance	-	-	-	-
Other Service Charges	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,564</b>	<b>\$ (8,564)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 41,669</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ 41,669</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 50,000</b>		<b>\$ 50,000</b>	
<b>Fund Balance - Ending</b>	<b>\$ 100,000</b>		<b>\$ 91,669</b>	

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

**Series 2015 Special Assessment Bonds**

Interest Rate:		4.375%-5.125%
Maturity Date:		11/1/1945
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement		\$218,893
Reserve Fund Balance		220,634
Bonds outstanding - 11/30/2015		\$6,725,000
Less: November 1, 2015		\$0
Less: November 1, 2016		(\$110,000)
Less: November 1, 2017		(\$130,000)
Less: May 1, 2018 (Prepayment)		(\$100,000)
Less: November 1, 2018		(\$100,000)
Less: May 1, 2019 (Prepayment)		(\$20,000)
Less: November 1, 2019		(\$105,000)
Less: November 1, 2019 (Prepayment)		(\$5,000)
Less: November 1, 2020		(\$110,000)
Less: May 1, 2021 (Prepayment)		(\$15,000)
Less: November 1, 2021		(\$115,000)
Less: November 1, 2021 (Prepayment)		(\$20,000)
Less: May 1, 2022 (Prepayment)		(\$85,000)
Less: November 1, 2022		(\$120,000)
Less: November 1, 2022 (Prepayment)		(\$5,000)
Less: May 1, 2023 (Prepayment)		(\$5,000)
Less: November 1, 2023		(\$130,000)
Less: November 1, 2023 (Prepayment)		(\$5,000)
<b>Current Bonds Outstanding</b>		<b>\$5,545,000</b>

**Series 2017 Special Assessment Bonds**

Interest Rate:		3.50%-5.00%
Maturity Date:		11/1/1947
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement		\$170,000
Reserve Fund Balance		170,000
Bonds outstanding - 11/30/2017		\$5,345,000
Less: November 1, 2018		(\$50,000)
Less: May 1, 2019 (Prepayment)		(\$25,000)
Less: August 1, 2019 (Prepayment)		(\$15,000)
Less: November 1, 2019		(\$95,000)
Less: November 1, 2019 (Prepayment)		(\$5,000)
Less: November 1, 2020		(\$100,000)
Less: November 1, 2021		(\$100,000)
Less: May 1, 2022 (Prepayment)		(\$15,000)
Less: November 1, 2022		(\$105,000)
Less: November 1, 2022 (Prepayment)		(\$5,000)
Less: May 1, 2023 (Prepayment)		(\$5,000)
Less: November 1, 2023		(\$110,000)
Less: November 1, 2023 (Prepayment)		(\$5,000)
<b>Current Bonds Outstanding</b>		<b>\$4,710,000</b>

<b>Total Bonds Outstanding</b>		<b>\$10,255,000</b>
--------------------------------	--	---------------------

*B.*

**Isles of Bartram Park**  
Community Development District

**Fiscal Year 2024 Assessment Receipts**

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL ASMTS
TAX ROLL NET	635	429,732.19	364,728.02	287,013.40	1,081,473.61
<b>TOTAL DISTRICT NET</b>	<b>635</b>	<b>429,732.19</b>	<b>364,728.02</b>	<b>287,013.40</b>	<b>1,081,473.61</b>

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	(7,126.34)	432,563.90	367,131.39	288,904.67	1,088,599.95
<b>TOTAL RECEIPTS / DUE</b>	<b>(7,126.34)</b>	<b>432,563.90</b>	<b>367,131.39</b>	<b>288,904.67</b>	<b>1,088,599.95</b>

**TAX ROLL RECEIPTS**

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/3/2023	976.33	828.65	652.08	2,457.06
2	11/17/2023	8,848.95	7,510.40	5,910.12	22,269.46
3	11/22/2023	18,967.80	16,098.61	12,668.39	47,734.80
4	12/14/2023	34,841.46	29,571.11	23,270.23	87,682.80
5	12/21/2023	19,765.67	16,775.78	13,201.27	49,742.72
6	1/10/2024	293,226.97	248,871.49	195,843.06	737,941.52
INTEREST 1	1/12/2024	1,100.35	933.91	734.91	2,769.17
7	2/14/2024	39,574.56	33,588.25	26,431.41	99,594.22
8	3/20/2024	5,137.15	4,360.07	3,431.05	12,928.27
INTEREST 2	4/11/2024	603.00	511.79	402.74	1,517.53
TAX CERTIFICATE	6/11/2024	2,277.15	1,932.69	1,520.88	5,730.73
10	6/28/2024	7,153.22	6,071.18	4,777.56	18,001.96
INTEREST 3	7/30/2024	91.28	77.47	60.96	229.71
		-	-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>432,563.90</b>	<b>367,131.39</b>	<b>288,904.67</b>	<b>1,088,599.95</b>

<b>PERCENT COLLECTED TAX ROLL</b>	101%	101%	101%	101%
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*C.*

**Isles of Bartram Park**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024  
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Amount</i>
General Fund				
	7/1/24 -7/31/24	1109-1119	\$19,021.05	
	8/1/24 - 8/31/24	1120-1130	69,885.15	
	9/1/24 - 9/30/24	1131-1142	<u>33,383.69</u>	
				\$122,289.89
<b>TOTAL</b>				<b>\$122,289.89</b>

\* Fedex Invoices available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/03/24	00025	4/14/24	04142024	202404	320	57200	46500		REIMB JEA IRRIG 4/14/24	*	634.20		
		5/14/24	05142024	202405	320	57200	46500		REIMB JEA IRRIG 5/14/24	*	680.76		
		6/14/24	06142024	202406	320	57200	46500		REIMB JEA IRRIG 6/14/24	*	1,108.79		
CELESTINA MASTER HOA												2,423.75	001109
7/03/24	00021	7/01/24	M10161	202406	320	57200	46400		JUN POOL CLEANING	*	450.00		
CRYSTAL CLEAN POOL SERVICE, INC												450.00	001110
7/03/24	00036	7/01/24	2565	202407	320	57200	46100		JUL LAKE MAINTENANCE	*	2,100.00		
		7/01/24	2585	202407	320	57200	46300		POND FOUNT 2 BULB	*	70.00		
FIRST CHOICE AQUATICS												2,170.00	001111
7/03/24	00001	7/01/24	126	202407	310	51300	34000		JUL MANAGEMENT FEES	*	4,299.75		
		7/01/24	126	202407	310	51300	52000		JUL WEBSITE ADMIN	*	89.58		
		7/01/24	126	202407	310	51300	35100		JUL INFO TECH	*	133.33		
		7/01/24	126	202407	310	51300	31200		JUL DISSEM AGENT SERVICES	*	618.33		
		7/01/24	126	202407	310	51300	51000		OFFICE SUPPLIES	*	.30		
		7/01/24	126	202407	310	51300	42000		POSTAGE	*	13.99		
		7/01/24	126	202407	310	51300	42500		COPIES	*	1.35		
		7/01/24	126	202407	310	51300	41000		TELEPHONE	*	10.12		
GOVERNMENTAL MANAGEMENT SERVICES												5,166.75	001112
7/03/24	00023	6/30/24	2025760	202406	320	57200	46400		JUN WATERFALL FOUNT/CHEM	*	248.00		
INNOVATIVE FOUNTAIN SERVICES, INC												248.00	001113
7/03/24	00018	5/01/24	419147	202405	320	53800	45501		MAY MANAGEMENT FEES	*	500.00		
		7/01/24	420428	202407	320	53800	45501		JUL MANAGEMENT FEES	*	500.00		
VESTA PROPERTY SERVICES, INC.												1,000.00	001114
IBTR ISLES OF BRTRM BPEREGRINO													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
7/03/24	00022	6/24/24	JAX 7200 202406 320-57200-46200		SUMMER ANN ROTATION 6/4	*	2,139.00		
		6/24/24	JAX 7200 202406 320-57200-46200		WEST ENT OVERGROWTH CUT	*	504.00		
								YELLOWSTONE LANDSCAPE	2,643.00 001115
7/10/24	00034	7/10/24	144569 202407 310-51300-42500		MAILED NOTICE	*	624.76		
		7/10/24	144569 202407 310-51300-42000		MAILED NOTICE POSTAGE	*	431.80		
								ADVANCED DIRECT MARKETING SRVCS	1,056.56 001116
7/10/24	00032	7/03/24	3420847 202404 310-51300-31500		APR GENERAL SERVICES	*	383.50		
								KUTAK ROCK LLP	383.50 001117
7/10/24	00031	7/09/24	51285 202407 310-51300-49000		ROOM RENTAL 8/9/24	*	562.50		
								RENAISSANCE RESORT AT THE WORLD	562.50 001118
7/10/24	00022	7/09/24	JAX73280 202407 320-57200-46200		JUL LANDSCAPE MAINT	*	2,917.09		
								YELLOWSTONE LANDSCAPE	2,917.09 001119
8/02/24	00021	8/01/24	M10338 202407 320-57200-46400		JUL POOL CLEANING	*	450.00		
								CRYSTAL CLEAN POOL SERVICE, INC	450.00 001120
8/02/24	00036	8/01/24	2623 202408 320-57200-46100		AUG LAKE MAINTENANCE	*	2,100.00		
								FIRST CHOICE AQUATICS	2,100.00 001121
8/02/24	00039	8/01/24	08012024 202408 300-15100-10000		EXCESS FUND TXF GF RESRVE	*	50,000.00		
								ISLES OF BARTRAM PARK CCD C/O	50,000.00 001122
8/02/24	00018	8/01/24	421101 202408 320-53800-45501		AUG MANAGEMENT FEES	*	500.00		
								VESTA PROPERTY SERVICES, INC.	500.00 001123
8/02/24	00022	7/15/24	JAX73545 202407 320-57200-46200		ENTRANCE PLANT INSTALL	*	1,992.50		
								YELLOWSTONE LANDSCAPE	1,992.50 001124
8/13/24	00016	8/01/24	252-2652 202408 310-51300-33000		SE2017 8/1/24-7/31/25	*	4,400.00		
								THE BANK OF NEW YORK MELLON	4,400.00 001125
IBTR ISLES OF BRTRM BPEREGRINO									



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/13/24	00041	7/12/24	00065835	202407	310-51300	48000	NTC OF BUD HEAR 8/9	*	385.36		
		7/12/24	00065835	202407	310-51300	48000	NTC OF 2ND BUD HEAR 8/9	*	113.52		
		7/12/24	00065835	202407	310-51300	48000	NTC OF SPEC MEET 8/6	*	67.28		
GANNETT MEDIA CORP DBA GANNETT										566.16	001126
8/13/24	00001	8/01/24	127	202408	310-51300	34000	AUG MANAGEMENT FEES	*	4,299.75		
		8/01/24	127	202408	310-51300	52000	AUG WEBSITE ADMIN	*	89.58		
		8/01/24	127	202408	310-51300	35100	AUG INFO TECH	*	133.33		
		8/01/24	127	202408	310-51300	31200	AUG DISSEM AGENT SERVICES	*	618.33		
		8/01/24	127	202408	310-51300	51000	OFFICE SUPPLIES	*	.21		
		8/01/24	127	202408	310-51300	42000	POSTAGE	*	25.30		
GOVERNMENTAL MANAGEMENT SERVICES										5,166.50	001127
8/13/24	00023	7/26/24	2025862	202407	320-57200	46400	NEW MOTOR-WATERFALL FOUNT	*	804.20		
		7/31/24	2025918	202407	320-57200	46400	JUL WATERFALL FOUNT/CHEM	*	275.70		
INNOVATIVE FOUNTAIN SERVICES, INC										1,079.90	001128
8/13/24	00032	8/12/24	3436799	202405	310-51300	31500	MAY GENERAL SERVICES	*	437.00		
KUTAK ROCK LLP										437.00	001129
8/13/24	00022	8/12/24	JAX75064	202408	320-57200	46200	AUG LANDSCAPE MAINT	*	2,917.09		
		8/13/24	JAX75123	202406	320-57200	46200	TRANSPLANT SHRUBS 6/19	*	276.00		
YELLOWSTONE LANDSCAPE										3,193.09	001130
9/05/24	00036	8/23/24	2651	202408	320-57200	46100	300 GLASS CARP FISH	*	3,000.00		
		9/01/24	2684	202409	320-57200	46100	SEP LAKE MAINTENANCE	*	2,100.00		
		9/01/24	2693	202409	320-57200	46300	QRTLY FOUNTAIN MAINT	*	400.00		
FIRST CHOICE AQUATICS										5,500.00	001131
IBTR ISLES OF BRTRM BPEREGRINO											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/24	00041	8/23/24	00066405	202408	310	51300	48000		NTC OF FY25 MEETINGS	*	70.00		
									GANNETT MEDIA CORP DBA GANNETT			70.00	001132
9/05/24	00018	9/01/24	421710	202409	320	53800	45501		SEP MANAGEMENT FEES	*	500.00		
									VESTA PROPERTY SERVICES, INC.			500.00	001133
9/05/24	00022	9/01/24	756749	202409	320	57200	46200		SEP LANDSCAPE MAINT	*	3,154.09		
									YELLOWSTONE LANDSCAPE			3,154.09	001134
9/12/24	00025	7/16/24	07162024	202406	320	57200	46500		REIMB JEA IRRIG 7/16/24	*	1,437.18		
		8/15/24	08152024	202407	320	57200	46500		REIMB JEA IRRIG 8/15/24	*	979.84		
									CELESTINA MASTER HOA			2,417.02	001135
9/12/24	00021	9/01/24	M10470	202408	320	57200	46400		AUG POOL CLEANING	*	450.00		
									CRYSTAL CLEAN POOL SERVICE, INC			450.00	001136
9/12/24	00006	8/30/24	25029	202409	300	15500	10000		FY25 INSURANCE RENEWAL	*	12,337.00		
									EGIS INSURANCE ADVISORS LLC			12,337.00	001137
9/12/24	00001	9/01/24	128	202409	310	51300	34000		SEP MANAGEMENT FEES	*	4,299.75		
		9/01/24	128	202409	310	51300	52000		SEP WEBSITE ADMIN	*	89.58		
		9/01/24	128	202409	310	51300	35100		SEP INFO TECH	*	133.33		
		9/01/24	128	202409	310	51300	31200		SEP DISSEM AGENT SERVICES	*	618.33		
		9/01/24	128	202409	310	51300	51000		OFFICE SUPPLIES	*	.36		
		9/01/24	128	202409	310	51300	42000		POSTAGE	*	31.13		
		9/01/24	128	202409	310	51300	42500		COPIES	*	370.35		
									GOVERNMENTAL MANAGEMENT SERVICES			5,542.83	001138
9/12/24	00023	9/06/24	2026075	202408	320	57200	46400		AUG WATERFALL FOUNT/CHEM	*	393.75		
									INNOVATIVE FOUNTAIN SERVICES, INC			393.75	001139

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/18/24	00036	9/17/24 2709	202409 320-57200-46300 (4) LIGHTBULD REPLACEMENT	FIRST CHOICE AQUATICS	*	280.00	280.00 001140
9/18/24	00013	9/12/24 26381	202409 310-51300-35300 ARB SE 2017 FYE 7/31/24	GRAU AND ASSOCIATES	*	600.00	600.00 001141
9/18/24	00022	9/13/24 769168	202408 320-57200-46200 FALL ANNUAL ROATATION 24	YELLOWSTONE LANDSCAPE	*	2,139.00	2,139.00 001142
TOTAL FOR BANK A						122,289.99	
TOTAL FOR REGISTER						122,289.99	

IBTR ISLES OF BRTRM BPEREGRINO

**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 4/14/2024**

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330)  (Reference JEA bill dated 4/14/2024)  0013205720046500 reimb jea irrig 4/14/24		\$634.20
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
<b>TOTAL AMOUNT DUE</b>			<b>\$634.20</b>

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



225 N Pearl St.  
Jacksonville, FL  
32202-4513

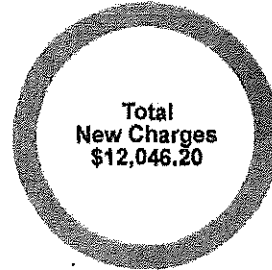
**CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC**

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

Account #: 1209880485	<b>Amount Due</b> <b>\$10,034.35</b> Do not pay. AutoPay will process your payment on 05/07/24.
Bill Date: 04/15/2024	
Cycle: 14	

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	3,995.76
Water .....		6,620.44
Sewer .....		408.69
Irrigation .....		1,021.31
<b>Total New Charges .....</b>	<b>\$</b>	<b>12,046.20</b>
<i>(A complete breakdown of charges can be found on the following pages.)</i>		
Previous Balance .....	\$	-2,011.85
Payment(s) Received .....		0.00
Balance Before New Charges .....		-2,011.85
New Charges .....	\$	12,046.20
<b>Do not pay. AutoPay will process your payment on 05/07/24.</b>	<b>\$</b>	<b>10,034.35</b>



Electric \$3,995.76  
Water \$6,620.44  
Sewer \$408.69  
Irrigation \$1,021.31

**MESSAGES**

- Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.
- Energy Star commercial dishwashers are 10 percent more water efficient than standard models.

\* 5300 3,995.76 (5335)  
 Δ 5330 6,341.98 634.198 =  
 0 5320 1,708.46 5,707.78  
 5335 634.198  
 (10% of 5330)

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1209880485	Bill Date: 04/15/2024
Do not pay. AutoPay will process your payment on 05/07/24.	
<b>\$10,034.35</b>	TOTAL AMOUNT PAID

024055 000000590

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



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Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill



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We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.



Scan to learn more.

**Solutions to help you save.**

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.



Scan to find more ways to save.



**STATEMENT INFORMATION**

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

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

**ADDRESS CORRECTION**

Account # 1209880486

Tel:

Address:

City:

State:

Zip Code:

E-mail:



Phone: (904) 665-6000

Online: jea.com



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485  
Bill Date: 04/15/2024  
Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate		
110 ANTILA WY APT ARLT	E	\$175.50	Area Light	03/13/24 - 04/11/24	Street and Area Light Rate		
Detail Charges: 21 Unit(s) 40W LED PT 149.10							
Fuel Charge 10.15							
Gross Receipts Tax 4.08							
Florida State Sales Tax 12.17							
110 ANTILA WY APT LS01	W	\$37.50	Reclaim Commercial	03/12/24 - 04/10/24	Commercial Reclaimed Irrigation Service		
Detail Charges: Basic Monthly Charge 31.50							
Inspection Fee 6.00							
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
			86614801	29	1629	Regular	0 GAL
121 LACAILLE AV APT IR01	W	\$52.74	Reclaim Commercial	03/15/24 - 04/15/24	Commercial Reclaimed Irrigation Service		
Detail Charges: Basic Monthly Charge 31.50							
Inspection Fee 6.00							
Tier 1 Consumption (1-14 kgal @ \$3.81) 15.24							
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
			71996881	31	3317	Regular	4000 GAL
123 CELESTA PY APT GATE	E	\$695.34	Gate	03/13/24 - 04/11/24	General Service		
Detail Charges: Basic Monthly Charge 21.00							
Energy Charge (\$0.06276 per kWh) 438.63							
Tax Exempt Fuel Cost (\$0.02613 per kWh) 182.62							
Taxable Fuel Cost (\$0.00511 per kWh) 35.71							
Gross Receipts Tax 17.38							
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption
			14114934	29	8014	Regular	6989 KWH
16 ORIANA CT APT FS01	E	\$439.38	Commercial - Electric	03/13/24 - 04/11/24	General Service		
Detail Charges: Basic Monthly Charge 21.00							
Energy Charge (\$0.06276 per kWh) 272.00							
Tax Exempt Fuel Cost (\$0.02613 per kWh) 113.25							
Taxable Fuel Cost (\$0.00511 per kWh) 22.15							
Gross Receipts Tax 10.98							
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption
			24827846	29	98386	Regular	4334 KWH
23 ANILA ST APT LS01	W	\$37.50	Reclaim Commercial	03/12/24 - 04/10/24	Commercial Reclaimed Irrigation Service		
Detail Charges: Basic Monthly Charge 31.50							
Inspection Fee 6.00							
			Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
			78582270	29	0	Regular	0 GAL



**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 5/14/2024**

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

	DESCRIPTION	AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330)  (Reference JEA bill dated 5/14/2024)  0013205720046500 reimb jea irrig 5/14/24	\$680.76
<b>Any questions please call Vesta WGV Office 904-747-0181</b>		
<b>TOTAL AMOUNT DUE</b>		<b>\$680.76</b>

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





Scan  $\frac{3}{4}$  invoice to CDD

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

**CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC**

Phone: (904) 665-6000

Online: jea.com

Account #: 1209880485  
Bill Date: 05/14/24  
Cycle: 14

**Amount Due**  
**\$12,513.95**  
Do not pay. AutoPay will process your payment on 06/05/24.

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	3,970.94
Water .....		7,080.43
Sewer .....		402.30
Irrigation .....		1,060.28
<b>Total New Charges .....</b>	<b>\$</b>	<b>12,513.95</b>

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

Previous Balance .....	\$	10,034.35
Payment(s) Received .....		-10,034.35
Balance Before New Charges .....		0.00
<b>New Charges .....</b>	<b>\$</b>	<b>12,513.95</b>

Do not pay. AutoPay will process your payment on 06/05/24. \$ 12,513.95



- Electric \$3,970.94
- Water \$7,080.43
- Sewer \$402.30
- Irrigation \$1,060.28

★ 5300 3,970.94  
 Δ 5330 6,807.55 - 680.76 = 6,126.79  
 05320 1,735.46  
 □ 5335 680.76  
 (10% of 5330)

**MESSAGES**



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



JEA's 2023 Annual Water Quality report will soon be available at jea.com/WQR2023. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1209880485

Bill Date: 05/14/24

Do not pay. AutoPay will process your payment on 06/05/24.	TOTAL AMOUNT PAID
<b>\$12,513.95</b>	

020561 000000527



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



Visit [jea.com](http://jea.com) to:



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Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill



**Manage your services your way.**

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.



Scan to learn more.

**Solutions to help you save.**

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.



Scan to find more ways to save.



**STATEMENT INFORMATION**

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

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

**ADDRESS CORRECTION**

Account # 1209880485

Tel:

Address:

City:

State:

Zip Code:

E-mail:



Phone: (904) 665-6000

Online: jea.com



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485

Bill Date: 05/14/24

Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
★ 110 ANTILA WY APT ARLT Detail Charges:21 Unit(s) 40W LED PT Fuel Charge Gross Receipts Tax Florida State Sales Tax	E	\$175.50	Area Light	04/11/24 - 05/10/24	Street and Area Light Rate										
		149.10													
		10.15													
		4.08													
		12.17													
△ 110 ANTILA WY APT LS01 Detail Charges:Basic Monthly Charge Inspection Fee	W	\$37.50	Reclaim Commercial	04/10/24 - 05/09/24	Commercial Reclaimed Irrigation Service										
		31.50													
		6.00													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86614801</td> <td>29</td> <td>1629</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86614801	29	1629	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86614801	29	1629	Regular	0 GAL											
△ 121 LACAILLE AV APT IR01 Detail Charges:Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)	W	\$52.74	Reclaim Commercial	04/15/24 - 05/14/24	Commercial Reclaimed Irrigation Service										
		31.50													
		6.00													
		15.24													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>71996681</td> <td>29</td> <td>3321</td> <td>Regular</td> <td>4000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	71996681	29	3321	Regular	4000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
71996681	29	3321	Regular	4000 GAL											
★ 123 CELESTA PY APT GATE Detail Charges:Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.02611 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax	E	\$502.34	Gate	04/11/24 - 05/10/24	General Service										
		21.00													
		313.05													
		130.24													
		25.49													
		12.56													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>14114934</td> <td>29</td> <td>13002</td> <td>Regular</td> <td>4988 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	14114934	29	13002	Regular	4988 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
14114934	29	13002	Regular	4988 KWH											
★ 16 ORIANA CT APT FS01 Detail Charges:Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.02611 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax	E	\$442.38	Commercial - Electric	04/11/24 - 05/10/24	General Service										
		21.00													
		274.01													
		114.00													
		22.31													
		11.06													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24827846</td> <td>29</td> <td>2752</td> <td>Regular</td> <td>4366 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24827846	29	2752	Regular	4366 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24827846	29	2752	Regular	4366 KWH											
△ 23 ANILA ST APT LS01 Detail Charges:Basic Monthly Charge Inspection Fee	W	\$37.50	Reclaim Commercial	04/10/24 - 05/09/24	Commercial Reclaimed Irrigation Service										
		31.50													
		6.00													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78582270</td> <td>29</td> <td>0</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78582270	29	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
78582270	29	0	Regular	0 GAL											



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
29 CELESTA PY APT IR01	E	\$100.30	Area Light	04/11/24 - 05/10/24	Street and Area Light Rate															
Detail Charges:12 Unit(s) 40W LED PT		85.20																		
Fuel Charge		5.81																		
Gross Receipts Tax		2.33																		
Florida State Sales Tax		6.96																		
29 CELESTA PY APT IR01	E	\$439.22	Area Light	04/11/24 - 05/10/24	Street and Area Light Rate															
Detail Charges:38 Unit(s) 70W HPS CH PT		243.96																		
16 Unit(s) 40W LED PT		113.60																		
Fuel Charge		40.99																		
Gross Receipts Tax		10.22																		
Florida State Sales Tax		30.45																		
29 CELESTA PY APT IR01	W	\$5,738.40	Reclaim Commercial	04/10/24 - 05/09/24	Commercial Reclaimed Irrigation Service															
Detail Charges:Basic Monthly Charge		201.60																		
Inspection Fee		6.00																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																		
Tier 2 Consumption (> 14 kgal @ \$4.33)		5,477.45																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>89006063</td> <td>29</td> <td>39780</td> <td>Regular</td> <td>1279000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	89006063	29	39780	Regular	1279000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
89006063	29	39780	Regular	1279000 GAL																
33 CELESTA PY	E	\$685.56	Commercial - Electric	04/11/24 - 05/10/24	General Service															
Detail Charges:Basic Monthly Charge		21.00																		
Energy Charge (\$0.06276 per kWh)		432.35																		
Tax Exempt Fuel Cost (\$0.02611 per kWh)		179.87																		
Taxable Fuel Cost (\$0.00511 per kWh)		35.20																		
Gross Receipts Tax		17.14																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>22953660</td> <td>29</td> <td>67094</td> <td>Regular</td> <td>6889 KWH</td> </tr> <tr> <td>22953660</td> <td>29</td> <td>10.45</td> <td>Regular</td> <td>10.45 KW</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	22953660	29	67094	Regular	6889 KWH	22953660	29	10.45	Regular	10.45 KW		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
22953660	29	67094	Regular	6889 KWH																
22953660	29	10.45	Regular	10.45 KW																
33 CELESTA PY	W	\$33.78	Commercial - Water	04/10/24 - 05/09/24	Commercial Water Service															
Detail Charges:Basic Monthly Charge		18.90																		
Water Consumption Charge		14.88																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514057774</td> <td>29</td> <td>71</td> <td>Regular</td> <td>8000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514057774	29	71	Regular	8000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
514057774	29	71	Regular	8000 GAL																
33 STARLIS PL	W	\$106.26	Reclaim Residential	04/10/24 - 05/09/24	Residential Reclaimed Irrigation															
Detail Charges:Basic Monthly Charge		18.90																		
Reclaimed Water Inspection Fee		6.00																		
Tier 1 Consumption (1-14 kgal @ \$2.97)		41.59																		
Tier 2 Consumption (> 14 kgal @ \$5.97)		41.77																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>82196211</td> <td>29</td> <td>2116</td> <td>Regular</td> <td>21000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82196211	29	2116	Regular	21000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
82196211	29	2116	Regular	21000 GAL																
33 TALORI AV APT IR01	W	\$50.84	Reclaim Commercial	04/10/24 - 05/09/24	Commercial Reclaimed Irrigation Service															
Detail Charges:Basic Monthly Charge		31.50																		
Inspection Fee		6.00																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.34																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78727792</td> <td>29</td> <td>4411</td> <td>Regular</td> <td>14000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78727792	29	4411	Regular	14000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
78727792	29	4411	Regular	14000 GAL																

Total New Charges For This Address \$6,277.92

Electric \$539.52  
Water \$5,738.40

Total New Charges For This Address \$719.34

Electric \$685.56  
Water \$33.78

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Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate														
35 MANDARA WY	E	\$1,552.22	Commercial - Electric	04/11/24 - 05/10/24	General Service														
Detail Charges:		Basic Monthly Charge	21.00																
Energy Charge (\$0.06276 per kWh)		996.63																	
Tax Exempt Fuel Cost (\$0.02611 per kWh)		414.63																	
Taxable Fuel Cost (\$0.00511 per kWh)		81.15																	
Gross Receipts Tax		38.81																	
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>22489790</td> <td>29</td> <td>34606</td> <td>Regular</td> <td>15880 KWH</td> </tr> <tr> <td>22489790</td> <td>29</td> <td>.91</td> <td>Regular</td> <td>36.40 KW</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	22489790	29	34606	Regular	15880 KWH	22489790	29	.91	Regular	36.40 KW	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption															
22489790	29	34606	Regular	15880 KWH															
22489790	29	.91	Regular	36.40 KW															
35 MANDARA WY	W	\$220.20	Commercial - Water/Sewer	04/10/24 - 05/09/24	Commercial Water Service														
Detail Charges:		Basic Monthly Charge	201.60																
Water Consumption Charge		18.60																	
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>79251944</td> <td>29</td> <td>2672</td> <td>Regular</td> <td>10000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	79251944	29	2672	Regular	10000 GAL						
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)															
79251944	29	2672	Regular	10000 GAL															
35 MANDARA WY	S	\$402.30	Commercial - Water/Sewer	04/10/24 - 05/09/24	Commercial Sewer Service														
Detail Charges:		Basic Monthly Charge	338.40																
Sewer Usage Charge		63.90																	
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>79251944</td> <td>29</td> <td>2672</td> <td>Regular</td> <td>10000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	79251944	29	2672	Regular	10000 GAL						
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)															
79251944	29	2672	Regular	10000 GAL															
35 MANDARA WY	I	\$1,060.28	Irrigation 1 - Commercial	04/10/24 - 05/09/24	Commercial Irrigation Service														
Detail Charges:		Basic Monthly Charge	63.00																
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																	
Tier 2 Consumption (> 14 kgal @ \$4.33)		943.93																	
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78261618</td> <td>29</td> <td>20033</td> <td>Regular</td> <td>232000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78261618	29	20033	Regular	232000 GAL						
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)															
78261618	29	20033	Regular	232000 GAL															
44 CALLIEL WY APT IR01	W	\$689.57	Reclaim Commercial	04/10/24 - 05/09/24	Commercial Reclaimed Irrigation Service														
Detail Charges:		Basic Monthly Charge	63.00																
Inspection Fee		6.00																	
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																	
Tier 2 Consumption (> 14 kgal @ \$4.33)		567.22																	
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86322464</td> <td>29</td> <td>7049</td> <td>Regular</td> <td>145000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86322464	29	7049	Regular	145000 GAL						
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)															
86322464	29	7049	Regular	145000 GAL															
56 CALLIEL WY APT IR01	E	\$48.73	Irrigation 1 - Electric	04/11/24 - 05/10/24	General Service														
Detail Charges:		Basic Monthly Charge	21.00																
Energy Charge (\$0.06276 per kWh)		15.50																	
Tax Exempt Fuel Cost (\$0.02611 per kWh)		6.45																	
Taxable Fuel Cost (\$0.00511 per kWh)		1.26																	
Gross Receipts Tax		1.13																	
Florida State Sales Tax		3.39																	
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>23650846</td> <td>29</td> <td>10974</td> <td>Regular</td> <td>247 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	23650846	29	10974	Regular	247 KWH						
Meter Number	Days Billed	Current Reading	Reading Type	Consumption															
23650846	29	10974	Regular	247 KWH															

Total New Charges For This Address \$3,235.00

- Electric \$1,552.22
- Water \$220.20
- Sewer \$402.30
- Irrigation \$1,060.28



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
57 SOLIS AV APT LS01	W	\$52.74	Reclaim Commercial	04/06/24 - 05/09/24	Commercial Reclaimed Irrigation Service										
Detail Charges: Basic Monthly Charge		31.50													
Inspection Fee		6.00													
Tier 1 Consumption (1-14 kgal @ \$3.81)		15.24													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78582271</td> <td>33</td> <td>1526</td> <td>Regular</td> <td>4000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78582271	33	1526	Regular	4000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
78582271	33	1526	Regular	4000 GAL											
65 DELANO ST	E	\$24.69	Commercial - Electric	04/11/24 - 05/10/24	General Service										
Detail Charges: Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		0.94													
Tax Exempt Fuel Cost (\$0.02611 per kWh)		0.39													
Taxable Fuel Cost (\$0.00511 per kWh)		0.08													
Gross Receipts Tax		0.57													
Florida State Sales Tax		1.71													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>14113889</td> <td>29</td> <td>2874</td> <td>Regular</td> <td>15 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	14113889	29	2874	Regular	15 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
14113889	29	2874	Regular	15 KWH											
65 DELANO ST	W	\$18.90	Commercial - Water	04/10/24 - 05/09/24	Commercial Water Service										
Detail Charges: Basic Monthly Charge		18.90													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>79232848</td> <td>29</td> <td>0</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	79232848	29	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
79232848	29	0	Regular	0 GAL											



**Total New Charges For This Address**  
**\$43.59**

Electric \$24.69  
 Water \$18.90

**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 6/14/2024**

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

0013205720046500  
reimb jea irrig 6/14/24

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330)  (Reference JEA bill dated 6/14/2024)		\$1,108.79
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
<b>TOTAL AMOUNT DUE</b>			<b>\$1,108.79</b>

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



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

**CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC**

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

Account #: 1209880485	<b>Amount Due</b> <b>\$18,392.33</b>
Bill Date: 06/14/24	Do not pay. AutoPay will process your payment on 07/08/24.
Cycle: 14	

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	4,876.12
Water .....		11,283.11
Sewer .....		440.64
Irrigation .....		1,692.46
Other Activities.....		100.00
<b>Total New Charges .....</b>	<b>\$</b>	<b>18,392.33</b>

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

Previous Balance .....	\$	12,513.95
Payment(s) Received .....		-12,513.95
Balance Before New Charges .....		0.00
New Charges .....		18,392.33

Do not pay. AutoPay will process your payment on 07/08/24. \$ 18,392.33

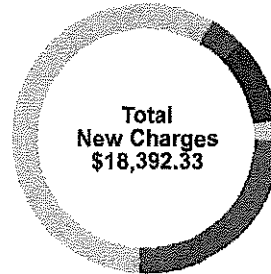
**MESSAGES**



Change your light bulbs to LEDs.



JEA's 2023 Annual Water Quality report is available at jea.com/WQR2023. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.



Electric \$4,876.12  
Water \$11,283.11  
Sewer \$440.64  
Irrigation \$1,692.46  
Other \$100.00

5300 4,876.12  
5330 11,087.91 - 1,108.79 = 9,979.12  
5320 2,428.30  
5335 1,108.79  
(10% of 5330)

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1209880485	Bill Date: 06/14/24
Do not pay. AutoPay will process your payment on 07/08/24.	TOTAL AMOUNT PAID
<b>\$18,392.33</b>	

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





Phone: (904) 665-6000

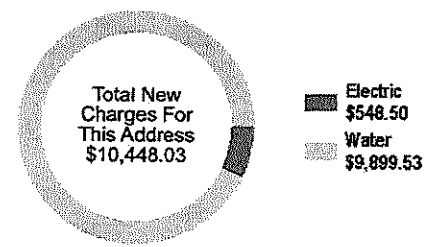
Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

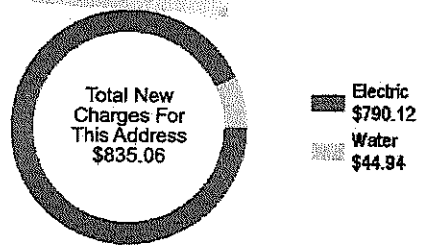
Account #: 1209880485  
 Bill Date: 06/14/24  
 Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
110 ANTILA WY APT ARLT	E	\$177.46	Area Light	05/10/24 - 06/12/24	Street and Area Light Rate										
Detail Charges: 21 Unit(s) 40W LED PT		149.10													
Fuel Charge		11.92													
Gross Receipts Tax		4.13													
Florida State Sales Tax		12.31													
110 ANTILA WY APT LS01	W	\$37.50	Reclaim Commercial	05/09/24 - 06/11/24	Commercial Reclaimed Irrigation Service										
Detail Charges: Basic Monthly Charge		31.50													
Inspection Fee		6.00													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86614801</td> <td>33</td> <td>1629</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86614801	33	1629	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86614801	33	1629	Regular	0 GAL											
121 LACAILLE AV APT IR01	W	\$83.22	Reclaim Commercial	05/14/24 - 06/14/24	Commercial Reclaimed Irrigation Service										
Detail Charges: Basic Monthly Charge		31.50													
Inspection Fee		6.00													
Tier 1 Consumption (1-14 kgal @ \$3.81)		45.72													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>71996681</td> <td>31</td> <td>3333</td> <td>Regular</td> <td>12000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	71996681	31	3333	Regular	12000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
71996681	31	3333	Regular	12000 GAL											
123 CELESTA PY APT GATE	E	\$806.98	Gate	05/10/24 - 06/12/24	General Service										
Detail Charges: Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		505.97													
Tax Exempt Fuel Cost (\$0.02712 per kWh)		218.64													
Taxable Fuel Cost (\$0.00511 per kWh)		41.20													
Gross Receipts Tax		20.17													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>14114934</td> <td>33</td> <td>21064</td> <td>Regular</td> <td>8052 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	14114934	33	21064	Regular	8052 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
14114934	33	21064	Regular	8052 KWH											
16 ORIANA CT APT FS01	E	\$494.34	Commercial - Electric	05/10/24 - 06/12/24	General Service										
Detail Charges: Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		304.57													
Tax Exempt Fuel Cost (\$0.02712 per kWh)		131.61													
Taxable Fuel Cost (\$0.00511 per kWh)		24.80													
Gross Receipts Tax		12.36													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24827846</td> <td>33</td> <td>7605</td> <td>Regular</td> <td>4853 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24827846	33	7605	Regular	4853 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24827846	33	7605	Regular	4853 KWH											
23 ANILA ST APT LS01	W	\$37.50	Reclaim Commercial	05/09/24 - 06/11/24	Commercial Reclaimed Irrigation Service										
Detail Charges: Basic Monthly Charge		31.50													
Inspection Fee		6.00													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78582270</td> <td>33</td> <td>0</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78582270	33	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
78582270	33	0	Regular	0 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
29 CELESTA PY APT IR01	E	\$101.39	Area Light	05/10/24 - 06/12/24	Street and Area Light Rate
Detail Charges:		12 Unit(s) 40W LED PT			85.20
		Fuel Charge			6.80
		Gross Receipts Tax			2.36
		Florida State Sales Tax			7.03
29 CELESTA PY APT IR01	E	\$447.11	Area Light	05/10/24 - 06/12/24	Street and Area Light Rate
Detail Charges:		38 Unit(s) 70W HPS CH PT			243.96
		16 Unit(s) 40W LED PT			113.60
		Fuel Charge			48.15
		Gross Receipts Tax			10.40
		Florida State Sales Tax			31.00
29 CELESTA PY APT IR01	W	\$9,899.53	Reclaim Commercial	05/09/24 - 06/11/24	Commercial Reclaimed Irrigation Service
Detail Charges:		Basic Monthly Charge			201.60
		Inspection Fee			6.00
		Tier 1 Consumption (1-14 kgal @ \$3.81)			53.35
		Tier 2 Consumption (> 14 kgal @ \$4.33)			9,638.58
33 CELESTA PY	E	\$790.12	Commercial - Electric	05/10/24 - 06/12/24	General Service
Detail Charges:		Basic Monthly Charge			21.00
		Energy Charge (\$0.06276 per kWh)			495.11
		Tax Exempt Fuel Cost (\$0.02712 per kWh)			213.95
		Taxable Fuel Cost (\$0.00511 per kWh)			40.31
		Gross Receipts Tax			19.75
33 CELESTA PY	W	\$44.94	Commercial - Water	05/09/24 - 06/11/24	Commercial Water Service
Detail Charges:		Basic Monthly Charge			18.90
		Water Consumption Charge			26.04
33 STARLIS PL	W	\$96.32	Reclaim Residential	05/09/24 - 06/11/24	Residential Reclaimed Irrigation
Detail Charges:		Basic Monthly Charge			18.90
		Reclaimed Water Inspection Fee			6.00
		Tier 1 Consumption (1-14 kgal @ \$2.97)			41.59
		Tier 2 Consumption (> 14 kgal @ \$5.97)			29.83
33 TALORI AV APT IR01	W	\$103.83	Reclaim Commercial	05/09/24 - 06/11/24	Commercial Reclaimed Irrigation Service
Detail Charges:		Basic Monthly Charge			31.50
		Inspection Fee			6.00
		Tier 1 Consumption (1-14 kgal @ \$3.81)			53.35
		Tier 2 Consumption (> 14 kgal @ \$4.33)			12.98



Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
89006063	33	42020	Regular	2240000 GAL



Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22953660	33	74983	Regular	7889 KWH
22953660	33	10.48	Regular	10.48 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514057774	33	85	Regular	14000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
82196211	33	2135	Regular	19000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
7872792	33	4428	Regular	17000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	E	\$1,981.73	Commercial - Electric	05/10/24 - 06/12/24	General Service
Detail Charges:		Basic Monthly Charge	21.00		
		Energy Charge (\$0.06276 per kWh)	1,262.73		
		Tax Exempt Fuel Cost (\$0.02712 per kWh)	545.65		
		Taxable Fuel Cost (\$0.00511 per kWh)	102.81		
		Gross Receipts Tax	49.54		
35 MANDARA WY	W	\$231.36	Commercial - Water/Sewer	05/09/24 - 06/11/24	Commercial Water Service
Detail Charges:		Basic Monthly Charge	201.60		
		Water Consumption Charge	29.76		
35 MANDARA WY	S	\$440.64	Commercial - Water/Sewer	05/09/24 - 06/11/24	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	338.40		
		Sewer Usage Charge	102.24		
35 MANDARA WY	I	\$1,692.46	Irrigation 1 - Commercial	05/09/24 - 06/11/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	63.00		
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35		
		Tier 2 Consumption (> 14 kgal @ \$4.33)	1,576.11		
44 CALLIEL WY APT IR01	W	\$650.60	Reclaim Commercial	05/09/24 - 06/11/24	Commercial Reclaimed Irrigation Service
Detail Charges:		Basic Monthly Charge	63.00		
		Inspection Fee	6.00		
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35		
		Tier 2 Consumption (> 14 kgal @ \$4.33)	528.25		
56 CALLIEL WY APT IR01	E	\$52.68	Irrigation 1 - Electric	05/10/24 - 06/12/24	General Service
Detail Charges:		Basic Monthly Charge	21.00		
		Energy Charge (\$0.06276 per kWh)	17.70		
		Tax Exempt Fuel Cost (\$0.02712 per kWh)	7.65		
		Taxable Fuel Cost (\$0.00511 per kWh)	1.44		
		Gross Receipts Tax	1.23		
		Florida State Sales Tax	3.66		

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22489790	33	35109	Regular	20120 KWH
22489790	33	1.03	Regular	41.20 KW

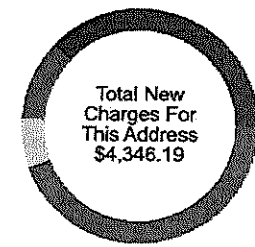
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
79251944	33	2688	Regular	16000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
79251944	33	2688	Regular	16000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
78261618	33	20411	Regular	378000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86322464	33	7185	Regular	136000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
23650846	33	11256	Regular	282 KWH



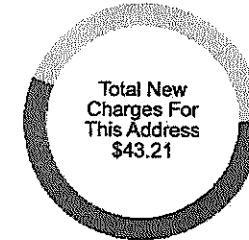
- Electric \$1,981.73
- Water \$231.36
- Sewer \$440.64
- Irrigation \$1,692.46

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
57 SOLIS AV APT LS01	W	\$79.41	Reclaim Commercial	05/09/24 - 06/11/24	Commercial Reclaimed Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
Inspection Fee		6.00													
Tier 1 Consumption (1-14 kgal @ \$3.81)		41.91													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu.ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78582271</td> <td>33</td> <td>1537</td> <td>Regular</td> <td>11000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu.ft = 7.48 gal)	78582271	33	1537	Regular	11000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu.ft = 7.48 gal)											
78582271	33	1537	Regular	11000 GAL											

65 DELANO ST	E	\$24.31
Detail Charges:Basic Monthly Charge		21.00
Energy Charge (\$0.06276 per kWh)		0.69
Tax Exempt Fuel Cost (\$0.02712 per kWh)		0.30
Taxable Fuel Cost (\$0.00511 per kWh)		0.06
Gross Receipts Tax		0.57
Florida State Sales Tax		1.69

Commercial - Electric 05/10/24 - 06/12/24 General Service

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
14113889	33	2885	Regular	11 KWH



Electric \$24.31  
Water \$18.90

65 DELANO ST	W	\$18.90
Detail Charges:Basic Monthly Charge		18.90

Commercial - Water 05/09/24 - 06/11/24 Commercial Water Service

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu.ft = 7.48 gal)
79232848	33	0	Regular	0 GAL



Phone: (904) 665-6000

Online: jea.com



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
Bill Date: 06/14/24
Cycle: 14

**TOTAL OTHER ACTIVITIES**

Service Address:	Budget Number	Service Type	Adjustment Description	Service Period:	Current Charges
65 DELANO ST		W	Environmental Inspection/Service Fee		100.00
<b>Total Other Activities</b>					<b>100.00</b>



# INVOICE

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

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

## Isles of Bartram Park CCD

### Bill to

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

### Ship to

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

### Invoice details

Invoice no.: M10161  
Terms: Net 30  
Invoice date: 07/01/2024  
Due date: 07/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Service	Monthly Pool Cleaning- Summer Rate 2024	1	\$450.00	\$450.00

**Total \$450.00**

### Note to customer

June

License number RP252555644

0013205720046400  
Jun pool cleaninh

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

# INVOICE

**BILL TO**

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

**INVOICE # 2565**  
**DATE 07/01/2024**  
**DUE DATE 07/31/2024**  
**TERMS Net 30**

---

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lake Maintenance	Isles of Bartram Park	1	2,100.00	2,100.00

---

Services rendered are for the month listed above.

SUBTOTAL	2,100.00
TAX	0.00
TOTAL	2,100.00
BALANCE DUE	<b>\$2,100.00</b>

0013205720046100  
Jul Lake Maintenance

# INVOICE

First Choice Aquatics  
14289 Denton Rd  
Jacksonville, FL 32226

firstchoiceaquaticsjax@gmail.com  
+1 (904) 226-7031



**Bill to**  
Isles of Bartram Park

**Ship to**  
Isles of Bartram Park

### Invoice details

Invoice no.: 2585  
Terms: Net 30  
Invoice date: 07/01/2024  
Due date: 07/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fountain Repair	Light bulb replacement pond 2	1	\$70.00	\$70.00
					<b>Total</b>	<b>\$70.00</b>

0013205720046300  
Pond Fount 2 bulbs



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 126  
Invoice Date: 7/1/24  
Due Date: 7/1/24  
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 - July 2024	0013105130034000	4,299.75	4,299.75
Website Administration - July 2024	0013105130052000	89.58	89.58
Information Technology - July 2024	0013105130035100	133.33	133.33
Dissemination Agent Services - July 2024	0013105130035100	618.33	618.33
Office Supplies	0013105130031200	0.30	0.30
Postage	0013105130051000	13.99	13.99
Copies	0013105130042000	1.35	1.35
Telephone	0013105130042500	10.12	10.12
	0013105130041000		
<b>Total</b>			<b>\$5,166.75</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,166.75</b>





**Invoice**

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

**Invoice #** 419147  
**Date** 05/01/2024  
**Terms** Due on receipt  
**Due Date** 05/01/2024  
**Memo** WGV - MANAGEMENT

**Bill To**

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

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

0013205380045501  
MAY Management fees



**Invoice**

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

**Invoice #** 420428  
**Date** 07/01/2024  
**Terms** Due on receipt  
**Due Date** 07/01/2024  
**Memo** WGV - MANAGEMENT

**Bill To**

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

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

0013205380045501  
Jul Management fees



# INVOICE

INVOICE #	INVOICE DATE
JAX 720064	6/24/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Celestina-Isles of Bartram CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 24, 2024

**Invoice Amount:** \$2,139.00

Description	Current Amount
Summer Annual Rotation 6/4/2024	
Landscape Enhancement SUBCONTRACT	\$2,139.00

0013205720046200

**Invoice Total** \$2,139.00

*Excellence*

IN COMMERCIAL LANDSCAPING

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



# INVOICE

INVOICE #	INVOICE DATE
JAX 720065	6/24/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Celestina-Isles of Bartram CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 24, 2024

**Invoice Amount:** \$504.00

Description	Current Amount
West Entrance Overgrowth Cutback 6/10/2024	
Landscape Enhancement CORE	\$504.00

0013205720046200

**Invoice Total**

**\$504.00**

**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

# Advanced Direct Marketing Services

3733 Adirolf Rd.  
 Jacksonville, FL 32207-4719  
 (V) 904.396.3028 (F) 396.6328

# Invoice

DATE	INVOICE #
7/10/2024	144569

**BILL TO**

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

printing/copies and postage  
 0013105130042500 - 624.76  
 0013105130042000

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Isles of Bartram Park CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	635	0.15496	98.40
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back in color	635	0.35	222.25
Fold customer materials	635	0.06443	40.91
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	635	0.09021	57.28
#10 Window Envelopes printed one color black ink	655	0.25713	168.42
Postage	635	0.68	431.80
<b>Subtotal</b>			\$1,056.56
<b>Sales Tax (7.5%)</b>			\$0.00
<b>Total</b>			\$1,056.56

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 3, 2024

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

0013105130031500

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

Invoice No. 3420847  
10623-1

---

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

04/02/24	W. Haber	0.20	47.00	Review correspondence regarding records request
04/03/24	W. Haber	0.30	70.50	Review records requests and confer with Oliver regarding same
04/10/24	W. Haber	0.40	94.00	Review correspondence and confer with Oliver regarding records request
04/11/24	W. Haber	0.20	47.00	Respond to audit inquiry
04/15/24	J. Gillis	0.40	48.00	Coordinate response to auditor letter
04/28/24	S. Sandy	0.20	77.00	Prepare FY 2024-2025 budget documents

TOTAL HOURS 1.70

TOTAL FOR SERVICES RENDERED \$383.50

TOTAL CURRENT AMOUNT DUE \$383.50



Renaissance Resort  
at the World Golf Village

500 South Legacy Trail  
St Augustine FL 32092

Phone 904-940-8000

Invoice #51285

Date 7/9/2024

# INVOICE

## Customer

Name Isles of Bartram Park CDD Meeting  
Attn Sarah Sweeting  
Address 475 W Town Place, Suite 114  
City Saint Augustine, FL

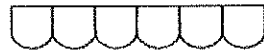
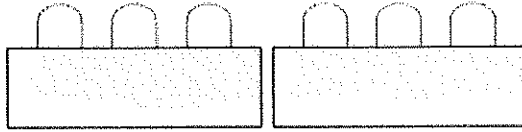
Qty	Description	Charged
1	Meeting Room Rental - Event Date 8/9/2024	\$450.00
1	25% Service Charge	\$112.50
	0013001550010000 Room Rental 8/9/24	
	Isles of Bartram Park Community Development District Exempt #85-8013887408C-8	
	<b>SUB-TOTAL</b>	\$562.50
	<b>Amount Due</b>	\$562.50

## Payment Details

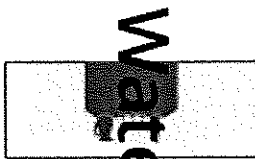
- Direct Bill
- Credit Card
- Check

*Sarah Sweeting*

Signature: \_\_\_\_\_



**Materials**



5 Feet



**EVENT ORDER**

WORLD GOLF VILLAGE RENAISSANCE ST. AUGUSTINE RESORT  
500 South Legacy Trail, St. Augustine, FL 32092  
PHONE:(904) 940-8000

Page # 1 of 1  
Event Order #: 353453  
Quote #: M-TPWJ1MR  
Folio #: 50893

FUNCTION DAY/DATE: Friday, August 09, 2024  
ORGANIZATION: Governmental Management Services North Florida

POST AS: Isles of Bartram Park CDD Meeting  
BILLING ADDRESS: 475 W Town Place, Suite 114, Saint Augustine, FL 32092-3648  
CUSTOMER: Sarah Sweeting Phone #: (904) 940-5857 Fax #:  
IN-HOUSE CONTACT: SAME  
MANAGERS: Morgan Lewis  
DATE PRINTED: Tuesday, July 09, 2024

**ATTENDANCE GUARANTEE IS REQUIRED 72 HOURS (3 BUSINESS DAYS) PRIOR TO FUNCTION; OTHERWISE THE EXPECTED WILL BECOME THE GUARANTEE. ROOM ASSIGNMENT IS SUBJECT TO CHANGE BASED ON FINAL GUARANTEE OF ATTENDANCE.**

TIME	FUNCTION	LOCATION	ROOM RENTAL	ATTENDANCE		
				EXP	GTD	SET
9:00 AM-1:00 PM	Meeting	St. Augustine A	\$450.00	50		

**9:00 AM Meeting St. Augustine A**

(1) Water Station

**ROOM SET-UP**

Theatre

(1) Registration Table includes: (1) Table, (2) Chairs, (1) Small Wastebasket in precon  
(1) Head Table for (6)  
(1) Materials Table  
SEE DIAGRAM

Once this event order is approved with a signature, a minimum room re-set fee of \$250.00++ will be applied for any 'on-site' changes made to room set-up. All prices are subject to 25% Taxable Service Charge & 6.5% Sales Tax.

Signature: Sarah Sweeting

If in agreement, please sign one copy and return



**INVOICE**

INVOICE #	INVOICE DATE
JAX 732809	7/9/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Celestina-Isles of Bartram CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 8, 2024

**Invoice Amount:** \$2,917.09

Description	Current Amount
Monthly Landscape Maintenance July 2024	\$2,917.09

0013205720046200  
Jul landscape maint

**Invoice Total** \$2,917.09

IN COMMERCIAL LANDSCAPING

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

# INVOICE

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

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

## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: M10338

0013205720046400

Terms: Net 30

Jul Pool Cleaning

Invoice date: 08/01/2024

Due date: 08/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Service	Monthly Pool Cleaning- Summer Rate 2024	1	\$450.00	\$450.00

**Total**

**\$450.00**

## Note to customer

July

You will be billed by the 10th of each month, with a Net 30 days for monthly service. There is a \$25.00 late fee per month for payments not received at our office within that Net 30 period. If the account continues to be delinquent after the next billing, additional late fees will be charged for the first month and months thereafter until paid in full.

All repair invoices are due upon receipt. You will be billed a \$25.00 late fee every 10 days that the payment is not received.

License # RP252555644

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

# INVOICE

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

0013205720046100  
Aug Lake Maintenance

**INVOICE #** 2623  
**DATE** 08/01/2024  
**DUE DATE** 08/31/2024  
**TERMS** Net 30

---

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lake Maintenance	Isles of Bartram Park	1	2,100.00	2,100.00

---

Services rendered are for the month listed above.

SUBTOTAL	2,100.00
TAX	0.00
TOTAL	2,100.00
BALANCE DUE	<b>\$2,100.00</b>

**Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

**Check Request**

Date	Amount	Authorized By
August 1, 2024	\$50,000.00	Bernadette Peregrino

Payable to:

Isles of Bartram Park CDD C/O STATE BOARD OF ADMINISTRATION #39
-----------------------------------------------------------------

Date Check Needed:

Budget Category:

ASAP	1.300.15100.10000
------	-------------------

Intended Use of Funds Requested:

\$ 50,000.00 EXCESS FUND TXF GF RESERVE
SBA #181200
<u>\$ 50,000.00</u>
<i>SEND WITH DEPOSIT LETTER FROM ACCOUNTANT</i>



# Invoice

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

**Invoice #** 421101  
**Date** 08/01/2024  
**Terms** Due on receipt  
**Due Date** 08/01/2024  
**Memo** WGV - MANAGEMENT

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

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

0013205380045501  
Aug Management Fees





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 735454	7/15/2024
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

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

**Invoice Due Date:** August 14, 2024

**Invoice Amount:** \$1,992.50

Description	Current Amount
Entrance Annual Bed Rework	
Plant Installation	\$1,992.50

0013205720046200

**Invoice Total** \$1,992.50

# IN COMMERCIAL LANDSCAPING

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



**BNY MELLON**

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

# INVOICE

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

000001

**Invoice Number:** 252-2652453  
**Account Number:** ISLES2017  
**Invoice Date:** 01-Aug-24  
**Cycle Date:** 01-Aug-24  
**Administrator:** Caroline Cowart  
**Phone Number:** 904-645-1919  
**Currency:** USD

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

	<u>Quantity</u>	<u>Rate</u>	<u>Proration</u>	<u>Subtotal</u>	<u>Total</u>
<b>Flat</b>					
<b>Administration Fee</b>					4,400.00
For the period: August 01, 2024 to July 31, 2025					

<b>Invoice Total:</b>	<u>4,400.00</u>
<b>Satisfied To Date:</b>	<u>0.00</u>
<b>Balance Due:</b>	<u>4,400.00</u>

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

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

**Wire and ACH Payment Instructions:**  
The Bank of New York Mellon  
ABA Number: 021000018  
Account Number: 8901245259  
Account Name: BNY Mellon - Fee Billing Wire Fees  
Please reference Invoice Number: 252-2652453

### Billing Stub

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

0013105130033000  
SE2017 8/1/24-7/31/25

**Invoice Number:** 252-2652453  
**Account Number:** ISLES2017  
**Invoice Date:** 01-Aug-24  
**Cycle Date:** 01-Aug-24  
**Administrator:** Caroline Cowart  
**Phone Number:** 904-645-1919  
**Amount:** 4,400.00 USD

0000006344&&252D2652453000000000000440000&



<b>ACCOUNT NAME</b>		<b>ACCOUNT #</b>	<b>PAGE #</b>
Isles of Bartram Park CDD c/o GMS LLC		789138	1 of 1
<b>INVOICE #</b>	<b>BILLING PERIOD</b>	<b>PAYMENT DUE DATE</b>	
0006583567	Jul 1- Jul 31, 2024	August 20, 2024	
<b>PREPAY (Memo info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL CASH AMT DUE*</b>	
\$0.00	\$0.00	\$566.16	

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

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

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

Date	Description	Amount
7/1/24	Balance Forward	\$0.00

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/12/24	SAG St Augustine Record	10297630	Notice of Budget Hearing		1	2.0000 x 16 in	\$385.36

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/19/24	10296260	SAG St Augustine Record	Notice of 2nd Budget Hearing		\$113.52
7/29/24	10407251	SAG St Augustine Record	PUBLIC NOTICE		\$67.28

0013105130048000

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

Total Cash Amount Due	\$566.16
Service Fee 3.99%	\$22.59
*Cash/Check/ACH Discount	-\$22.59
*Payment Amount by Cash/Check/ACH	\$566.16
Payment Amount by Credit Card	\$588.75

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

<b>ACCOUNT NAME</b>		<b>ACCOUNT NUMBER</b>		<b>INVOICE NUMBER</b>		<b>AMOUNT PAID</b>
Isles of Bartram Park CDD c/o GMS LLC		789138		0006583567		\$566.16
<b>CURRENT DUE</b>	<b>30 DAYS PAST DUE</b>	<b>60 DAYS PAST DUE</b>	<b>90 DAYS PAST DUE</b>	<b>120+ DAYS PAST DUE</b>	<b>UNAPPLIED PAYMENTS</b>	<b>TOTAL CASH AMT DUE*</b>
\$566.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$566.16
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>				<b>TO PAY WITH CREDIT CARD PLEASE CALL:</b>		<b>TOTAL CREDIT CARD AMT DUE</b>
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$588.75
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

00007891380000000000000065835670005661667176

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/12/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/12/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$385.36	
Tax Amount:	\$0.00	
Payment Cost:	\$385.36	
Order No:	10297630	# of Copies:
Customer No:	789138	1
PO #:		

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 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.**

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

DATE: August 9, 2024  
 TIME: 10:00 am  
 LOCATION: Governmental Management Services, LLC  
 475 West Town Place, Suite 114  
 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, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapters 190, 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 FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed 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	Proposed O&M Assessment
88'	219	\$533.00
73'	202	\$533.00
83'	178	\$533.00
98'	38	\$533.00

*\*Includes collection costs and early payment discounts*

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT UNIT ("EAU") FACTOR, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. However, pursuant to Section 197.363(2)(b), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.363(2)(a), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefited property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M 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 O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax bill 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.

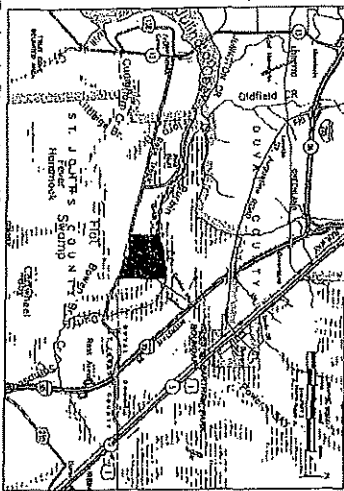
**Additional Provisions**

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 public 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) 949-5850 ("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 in progress to a date, time certain, and place to be specified on the record of the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephones.

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

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 O'Flaherty  
 District Manager



LOCATION MAP  
 Isles of Bartram Park CDD  
 July 2024

# LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/19/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/19/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$113.52  
Tax Amount: \$0.00  
Payment Cost: \$113.52  
Order No: 10296260 # of Copies:  
Customer No: 789138 1  
PO #:

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2025  
PROPOSED BUDGET(S); AND  
NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.  
The Board of Supervisors ("Board")  
of the Isles of Bartram Park  
Community Development District  
("District") will hold a public hearing  
and regular meeting as follows:  
DATE: August 9, 2024  
TIME: 10:00 am  
LOCATION: Governmental Management  
Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
The purpose of the public hearing is  
to receive comments and objections  
on the adoption of the District's  
proposed budget(s) for the fiscal  
year beginning October 1, 2024, and  
ending September 30, 2025  
("Proposed Budget"). A regular  
Board meeting of the District will  
also be held at the above time where  
the Board may consider any other  
business that may properly come  
before it. A copy of the agenda and  
Proposed Budget may be obtained  
at the offices of the District  
Manager, Governmental Management  
Services, 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 of  
<http://www.islesofbartramparkcdd.com/>.

The public hearing and meeting are  
open to the public and will be  
conducted in accordance with the  
provisions of Florida law. The public  
hearing and/or meeting may be  
continued in progress to a date, time  
certain, and place to be specified on  
the record of the public hearing  
and/or meeting. There may be occasions  
when Board Supervisors or  
District Staff may participate by  
speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager  
Pub: Jul 19, 2024; #10296260

# LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

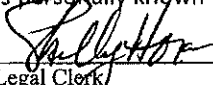
STATE OF WISCONSIN, COUNTY OF BROWN


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

07/29/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/29/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8-6-27

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	10407251	# of Copies:
Customer No:	789138	1
PO #:		

**THIS IS NOT AN INVOICE!**

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

DENISE ROBERTS  
Notary Public  
State of Wisconsin

## NOTICE OF SPECIAL MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Tuesday, August 6, 2024 at 10:30 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

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

Invoice #: 127

Invoice Date: 8/1/24

Due Date: 8/1/24

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024	0013105130034000	4,299.75	4,299.75
Website Administration - August 2024	0013105130052000	89.58	89.58
Information Technology - August 2024	0013105130035100	133.33	133.33
Dissemination Agent Services - August 2024	0013105130035100	618.33	618.33
Office Supplies	0013105130031200	0.21	0.21
Postage	0013105130051000	25.30	25.30
	0013105130042000		
<b>Total</b>			<b>\$5,166.50</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,166.50</b>





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

# Invoice

Date	Invoice #
7/26/2024	2025862

(904) 551-1017  
Customerservice@innovativefountainservices.com

Terms
Net 30

<b>Bill To</b>
Isles of Bartram Park CDD 475 West Town Place Ste 114 Saint Augustine, FL 32092

Description	Qty	Amount
Estimate 3800 Completed Innovative Fountain Services propose to furnish all materials, labor, and tools to install a new motor with all associated seals and gaskets for the Waterfall Fountain at Celestina.  0013205720046400		804.20

<b>Payments/Credits Applied</b>	\$0.00
---------------------------------	--------

<b>Balance Due</b>	\$804.20
--------------------	----------



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

# Invoice

Date	Invoice #
7/31/2024	2025918

(904) 551-1017  
Customerservice@innovativefountainservices.com

Terms
Net 30

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

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- July Chemicals Added		202.50 73.20
0013205720046400 JUL Waterfall Fount/Chem		

<b>Payments/Credits Applied</b>	\$0.00
---------------------------------	--------

<b>Balance Due</b>	\$275.70
--------------------	----------

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 12, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

0013105130031500

May General Services

Jim Oliver

Isles of Bartram Park CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3436799

10623-1

---

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

05/03/24	K. Jusevitch	0.30	36.00	Prepare budget resolution and correspond with district manager regarding same
05/06/24	W. Haber	0.30	70.50	Confer with Sweeting regarding award letters and engineering agreement; review documents regarding same
05/15/24	W. Haber	0.30	70.50	Review agenda for May meeting
05/17/24	W. Haber	0.60	141.00	Prepare for and participate in Board meeting
05/21/24	K. Jusevitch	0.20	24.00	Review meeting notes and correspond with district manager regarding same
05/24/24	W. Haber	0.20	47.00	Confer with Sweeting regarding fence proposal
05/28/24	K. Jusevitch	0.40	48.00	Prepare budget hearing documents and confer with Haber regarding same

**KUTAK ROCK LLP**

Isles of Bartram Park CDD

August 12, 2024

Client Matter No. 10623-1

Invoice No. 3436799

Page 2

TOTAL HOURS	2.30	
TOTAL FOR SERVICES RENDERED		\$437.00
TOTAL CURRENT AMOUNT DUE		<u>\$437.00</u>



# INVOICE

INVOICE #	INVOICE DATE
JAX 750644	8/12/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Celestina-Isles of Bartram CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 11, 2024

**Invoice Amount:** \$2,917.09

Description	Current Amount
Monthly Landscape Maintenance August 2024	\$2,917.09

0013205720046200  
Aug Landscape Maint

*Excellence*

**Invoice Total \$2,917.09**

**IN COMMERCIAL LANDSCAPING**

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



**INVOICE**

INVOICE #	INVOICE DATE
JAX 751239	8/13/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Celestina-Isles of Bartram CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 12, 2024

**Invoice Amount:** \$276.00

Description	Current Amount
Transplant Shrubs for Fence Installation at Entrance 6/19/2024	
Landscape Enhancement CORE	\$276.00

0013205720046200  
Transplant Shrubs 6/19

**Invoice Total \$276.00**

**EXCELLENCE**  
**IN COMMERCIAL LANDSCAPING**

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

# INVOICE

First Choice Aquatics  
14289 Denton Rd  
Jacksonville, FL 32226

firstchoiceaquaticsjax@gmail.com  
+1 (904) 226-7031

FirstChoice  
**Aquatics** Inc.

## Bill to

Isles of Bartram Park

## Ship to

Isles of Bartram Park

## Invoice details

Invoice no.: 2651

Terms: Net 30

Invoice date: 08/23/2024

Due date: 09/22/2024

Lake Maintenance  
1.320.57200.46100.

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Grass Carp	300 Fish	1	\$3,000.00	\$3,000.00
					<b>Total</b>	<b>\$3,000.00</b>

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

# INVOICE

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

**INVOICE #** 2684  
**DATE** 09/01/2024  
**DUE DATE** 10/01/2024  
**TERMS** Net 30

---

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lake Maintenance	Isles of Bartram Park	1	2,100.00	2,100.00

---

Services rendered are for the month listed above.

SUBTOTAL	2,100.00
TAX	0.00
TOTAL	2,100.00
BALANCE DUE	<b>\$2,100.00</b>

0013205720046100  
Sep Lake Maintenance



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

# INVOICE

**BILL TO**

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

**INVOICE #** 2693  
**DATE** 09/01/2024  
**DUE DATE** 10/01/2024  
**TERMS** Net 30

---

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

Celestina: 4 Fountains

0013205720046300  
qrly fountain maint

---

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



<b>ACCOUNT NAME</b>		<b>ACCOUNT #</b>	<b>PAGE #</b>
Isles of Bartram Park CDD c/o GMS LLC		789138	1 of 1
<b>INVOICE #</b>	<b>BILLING PERIOD</b>	<b>PAYMENT DUE DATE</b>	
0006640598	Aug 1- Aug 31, 2024	September 20, 2024	
<b>PREPAY (Memo Info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL CASH AMT DUE*</b>	
\$0.00	\$0.00	<b>\$70.00</b>	

**BILLING ACCOUNT NAME AND ADDRESS**

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

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

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

Date	Description	Amount
8/1/24	Balance Forward	\$566.16
8/19/24	PAYMENT - THANK YOU	-\$566.16

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/23/24	10494043	SAG St Augustine Record	PUBLIC NOTICE		\$70.00

0013105130048000

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

Total Cash Amount Due	\$70.00
Service Fee 3.99%	\$2.79
*Cash/Check/ACH Discount	-\$2.79
*Payment Amount by Cash/Check/ACH	\$70.00
Payment Amount by Credit Card	\$72.79

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

<b>ACCOUNT NAME</b>		<b>ACCOUNT NUMBER</b>		<b>INVOICE NUMBER</b>		<b>AMOUNT PAID</b>
Isles of Bartram Park CDD c/o GMS LLC		789138		0006640598		\$70.00
<b>CURRENT DUE</b>	<b>30 DAYS PAST DUE</b>	<b>60 DAYS PAST DUE</b>	<b>90 DAYS PAST DUE</b>	<b>120+ DAYS PAST DUE</b>	<b>UNAPPLIED PAYMENTS</b>	<b>TOTAL CASH AMT DUE*</b>
\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>				<b>TO PAY WITH CREDIT CARD PLEASE CALL:</b>		<b>TOTAL CREDIT CARD AMT DUE</b>
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$72.79
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

0000789138000000000000000066405980000700067174

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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


STATE OF WISCONSIN, COUNTY OF BROWN

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

08/23/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/23/2024

  
\_\_\_\_\_  
Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$70.00	
Tax Amount:	\$0.00	
Payment Cost:	\$70.00	
Order No:	10494043	# of Copies:
Customer No:	789138	1
PO #:		

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## 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 2025 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 10:00 a.m. on the third Friday of each month listed as follows:

November 15, 2024  
February 21, 2025  
May 16, 2025 (approve budget)  
August 15, 2025 (adopt budget)

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours 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 the 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



**Invoice**

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

**Invoice #** 421710  
**Date** 09/01/2024  
**Terms** Due on receipt  
**Due Date** 09/01/2024  
**Memo** WGV - MANAGEMENT

**Bill To**

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

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

0013205380045501  
Sep Management Fees



**INVOICE**

INVOICE #	INVOICE DATE
756749	9/1/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Celestina-Isles of Bartram CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 1, 2024

**Invoice Amount:** \$3,154.09

Description	Current Amount
Monthly Landscape Maintenance September 2024	\$3,154.09

0013205720046200  
Sep Landscape Maint

**Invoice Total** **\$3,154.09**

IN COMMERCIAL LANDSCAPING

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

**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 7/16/2024**

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330)  (Reference JEA bill dated 7/16/2024)  0013205720046500 Reimb JEA Irrig 7/16/24		\$1,437.18
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
<b>TOTAL AMOUNT DUE</b>			<b>\$1,437.18</b>

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



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

**CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC**

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

Account #: 1209880485	<b>Amount Due</b> <b>\$21,215.91</b>
Bill Date: 07/16/24	Do not pay. AutoPay will process your payment on 08/07/24.
Cycle: 14	

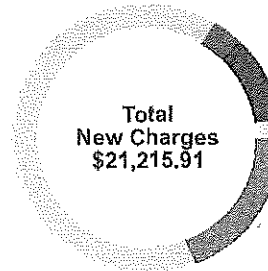
**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	4,023.85
Water .....		14,657.71
Sewer .....		421.47
Irrigation .....		2,012.88
Other Activities.....		100.00
<b>Total New Charges .....</b>	<b>\$</b>	<b>21,215.91</b>

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

Previous Balance .....	\$	18,392.33
Payment(s) Received .....		-18,392.33
Balance Before New Charges .....		0.00
New Charges .....		21,215.91

Do not pay. AutoPay will process your payment on 08/07/24. **\$ 21,215.91**



Electric	\$4,023.85
Water	\$14,657.71
Sewer	\$421.47
Irrigation	\$2,012.88
Other	\$100.00

**MESSAGES**

- Your Irrigation consumption this month was higher than your typical consumption. Call us if you would like to discuss your bill.
- Storm Season lasts through November 30. Make a plan to protect the people and things you value. Visit [jea.com/storm](http://jea.com/storm) to learn more.
- By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

4,023.85  
14,371.81 - 12,934.63  
2,820.25  
1,437.18

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

Additional information on reverse side. →

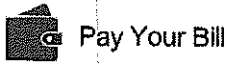


- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1209880485	Bill Date: 07/16/24
Do not pay. AutoPay will process your payment on 08/07/24.	<b>TOTAL AMOUNT PAID</b>
<b>\$21,215.91</b>	

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

Visit [jea.com](http://jea.com) to:



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Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill

**Stay storm-ready.**

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.




Scan to explore our Storm Center.

**Less paper, less clutter.**

JEA eBill is an eco-friendly way to keep up with your JEA account. You'll save paper by receiving your bill online!

Scan to find more ways to save.




**STATEMENT INFORMATION**

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

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

**ADDRESS CORRECTION**

Account # 1209880485

Tel: [Redacted]

Address: [Redacted]

[Redacted]

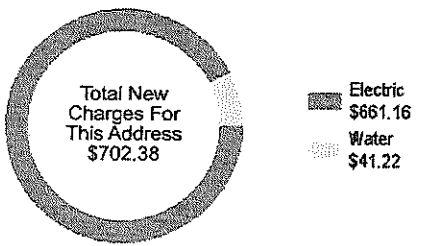
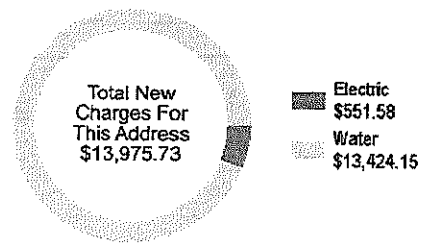
City: [Redacted] State: [Redacted] Zip Code: [Redacted]

E-mail: [Redacted]

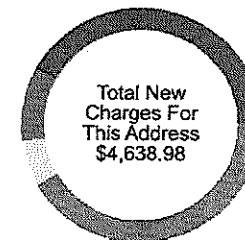




Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
29 CELESTA PY APT IR01	E	\$101.77	Area Light	06/12/24 - 07/12/24	Street and Area Light Rate															
Detail Charges:		12 Unit(s) 40W LED PT	85.20																	
		Fuel Charge	7.15																	
		Gross Receipts Tax	2.37																	
		Florida State Sales Tax	7.05																	
29 CELESTA PY APT IR01	E	\$449.81	Area Light	06/12/24 - 07/12/24	Street and Area Light Rate															
Detail Charges:		38 Unit(s) 70W HPS CH PT	243.96																	
		16 Unit(s) 40W LED PT	113.60																	
		Fuel Charge	50.60																	
		Gross Receipts Tax	10.47																	
		Florida State Sales Tax	31.18																	
29 CELESTA PY APT IR01	W	\$13,424.15	Reclaim Commercial	06/11/24 - 07/11/24	Commercial Reclaimed Irrigation Service															
Detail Charges:		Basic Monthly Charge	201.60																	
		Inspection Fee	6.00																	
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35																	
		Tier 2 Consumption (> 14 kgal @ \$4.33)	13,163.20																	
		<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>89006063</td> <td>30</td> <td>45074</td> <td>Regular</td> <td>3054000 GAL</td> </tr> </tbody> </table>				Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	89006063	30	45074	Regular	3054000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
89006063	30	45074	Regular	3054000 GAL																
33 CELESTA PY	E	\$661.16	Commercial - Electric	06/12/24 - 07/12/24	General Service															
Detail Charges:		Basic Monthly Charge	21.00																	
		Energy Charge (\$0.06276 per kWh)	391.31																	
		Tax Exempt Fuel Cost (\$0.03215 per kWh)	200.46																	
		Taxable Fuel Cost (\$0.00511 per kWh)	31.86																	
		Gross Receipts Tax	16.53																	
		<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>22953660</td> <td>30</td> <td>81218</td> <td>Regular</td> <td>6235 KWH</td> </tr> <tr> <td>22953660</td> <td>30</td> <td>10.47</td> <td>Regular</td> <td>10.47 KW</td> </tr> </tbody> </table>				Meter Number	Days Billed	Current Reading	Reading Type	Consumption	22953660	30	81218	Regular	6235 KWH	22953660	30	10.47	Regular	10.47 KW
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
22953660	30	81218	Regular	6235 KWH																
22953660	30	10.47	Regular	10.47 KW																
33 CELESTA PY	W	\$41.22	Commercial - Water	06/11/24 - 07/11/24	Commercial Water Service															
Detail Charges:		Basic Monthly Charge	18.90																	
		Water Consumption Charge	22.32																	
		<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514057774</td> <td>30</td> <td>97</td> <td>Regular</td> <td>12000 GAL</td> </tr> </tbody> </table>				Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514057774	30	97	Regular	12000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
514057774	30	97	Regular	12000 GAL																
33 STARLIS PL	W	\$42.72	Reclaim Residential	06/11/24 - 07/11/24	Residential Reclaimed Irrigation															
Detail Charges:		Basic Monthly Charge	18.90																	
		Reclaimed Water Inspection Fee	6.00																	
		Tier 1 Consumption (1-14 kgal @ \$2.97)	17.82																	
		<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>82196211</td> <td>30</td> <td>2141</td> <td>Regular</td> <td>6000 GAL</td> </tr> </tbody> </table>				Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82196211	30	2141	Regular	6000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
82196211	30	2141	Regular	6000 GAL																
33 TALORI AV APT IR01	W	\$95.17	Reclaim Commercial	06/11/24 - 07/11/24	Commercial Reclaimed Irrigation Service															
Detail Charges:		Basic Monthly Charge	31.50																	
		Inspection Fee	6.00																	
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35																	
		Tier 2 Consumption (> 14 kgal @ \$4.33)	4.32																	
		<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78727792</td> <td>30</td> <td>4443</td> <td>Regular</td> <td>15000 GAL</td> </tr> </tbody> </table>				Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78727792	30	4443	Regular	15000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
78727792	30	4443	Regular	15000 GAL																

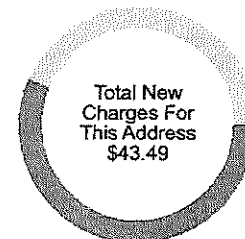


Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
35 MANDARA WY	E	\$1,978.85	Commercial - Electric	06/12/24 - 07/12/24	General Service															
Detail Charges:		Basic Monthly Charge	21.00																	
		Energy Charge (\$0.06276 per kWh)	1,197.46																	
		Tax Exempt Fuel Cost (\$0.03215 per kWh)	613.42																	
		Taxable Fuel Cost (\$0.00511 per kWh)	97.50																	
		Gross Receipts Tax	49.47																	
				<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>22489790</td> <td>30</td> <td>35586</td> <td>Regular</td> <td>19080 KWH</td> </tr> <tr> <td>22489790</td> <td>30</td> <td>1.09</td> <td>Regular</td> <td>43.60 KW</td> </tr> </tbody> </table>		Meter Number	Days Billed	Current Reading	Reading Type	Consumption	22489790	30	35586	Regular	19080 KWH	22489790	30	1.09	Regular	43.60 KW
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
22489790	30	35586	Regular	19080 KWH																
22489790	30	1.09	Regular	43.60 KW																
35 MANDARA WY	W	\$225.78	Commercial - Water/Sewer	06/11/24 - 07/11/24	Commercial Water Service															
Detail Charges:		Basic Monthly Charge	201.60																	
		Water Consumption Charge	24.18																	
				<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>79251944</td> <td>30</td> <td>2701</td> <td>Regular</td> <td>13000 GAL</td> </tr> </tbody> </table>		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	79251944	30	2701	Regular	13000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
79251944	30	2701	Regular	13000 GAL																
35 MANDARA WY	S	\$421.47	Commercial - Water/Sewer	06/11/24 - 07/11/24	Commercial Sewer Service															
Detail Charges:		Basic Monthly Charge	338.40																	
		Sewer Usage Charge	83.07																	
				<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>79251944</td> <td>30</td> <td>2701</td> <td>Regular</td> <td>13000 GAL</td> </tr> </tbody> </table>		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	79251944	30	2701	Regular	13000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
79251944	30	2701	Regular	13000 GAL																
35 MANDARA WY	I	\$2,012.88	Irrigation 1 - Commercial	06/11/24 - 07/11/24	Commercial Irrigation Service															
Detail Charges:		Basic Monthly Charge	63.00																	
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35																	
		Tier 2 Consumption (> 14 kgal @ \$4.33)	1,896.53																	
				<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78261618</td> <td>30</td> <td>20863</td> <td>Regular</td> <td>452000 GAL</td> </tr> </tbody> </table>		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78261618	30	20863	Regular	452000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
78261618	30	20863	Regular	452000 GAL																
44 CALLIEL WY APT IR01	W	\$568.33	Reclaim Commercial	06/11/24 - 07/11/24	Commercial Reclaimed Irrigation Service															
Detail Charges:		Basic Monthly Charge	63.00																	
		Inspection Fee	6.00																	
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35																	
		Tier 2 Consumption (> 14 kgal @ \$4.33)	445.98																	
				<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86322464</td> <td>30</td> <td>7302</td> <td>Regular</td> <td>117000 GAL</td> </tr> </tbody> </table>		Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86322464	30	7302	Regular	117000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
86322464	30	7302	Regular	117000 GAL																
56 CALLIEL WY APT IR01	E	\$52.02	Irrigation 1 - Electric	06/12/24 - 07/12/24	General Service															
Detail Charges:		Basic Monthly Charge	21.00																	
		Energy Charge (\$0.06276 per kWh)	16.44																	
		Tax Exempt Fuel Cost (\$0.03215 per kWh)	8.42																	
		Taxable Fuel Cost (\$0.00511 per kWh)	1.34																	
		Gross Receipts Tax	1.21																	
		Florida State Sales Tax	3.61																	
				<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>23650846</td> <td>30</td> <td>11518</td> <td>Regular</td> <td>262 KWH</td> </tr> </tbody> </table>		Meter Number	Days Billed	Current Reading	Reading Type	Consumption	23650846	30	11518	Regular	262 KWH					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
23650846	30	11518	Regular	262 KWH																



- Electric \$1,978.85
- Water \$225.78
- Sewer \$421.47
- Irrigation \$2,012.88

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
57 SOLIS AV APT LS01	W	\$83.22	Reclaim Commercial	06/11/24 - 07/11/24	Commercial Reclaimed Irrigation Service										
Detail Charges:		Basic Monthly Charge													
		31.50													
		Inspection Fee													
		6.00													
		Tier 1 Consumption (1-14 kgal @ \$3.81)													
		45.72													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu.ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78582271</td> <td>30</td> <td>1549</td> <td>Regular</td> <td>12000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu.ft = 7.48 gal)	78582271	30	1549	Regular	12000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu.ft = 7.48 gal)											
78582271	30	1549	Regular	12000 GAL											
65 DELANO ST	E	\$24.59	Commercial - Electric	06/12/24 - 07/12/24	General Service										
Detail Charges:		Basic Monthly Charge													
		21.00													
		Energy Charge (\$0.06276 per kWh)													
		0.82													
		Tax Exempt Fuel Cost (\$0.03215 per kWh)													
		0.42													
		Taxable Fuel Cost (\$0.00511 per kWh)													
		0.07													
		Gross Receipts Tax													
		0.57													
		Florida State Sales Tax													
		1.71													
65 DELANO ST	W	\$18.90	Commercial - Water	06/11/24 - 07/11/24	Commercial Water Service										
Detail Charges:		Basic Monthly Charge													
		18.90													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu.ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>79232848</td> <td>30</td> <td>0</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu.ft = 7.48 gal)	79232848	30	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu.ft = 7.48 gal)											
79232848	30	0	Regular	0 GAL											



Electric \$24.59  
 Water \$18.90



Phone: (904) 665-6000



Online: jea.com



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
Bill Date: 07/16/24
Cycle: 14

**TOTAL OTHER ACTIVITIES**

Service Address:	Budget Number	Service Type	Adjustment Description	Service Period:	Current Charges
33 CELESTAPY		W	Environmental Inspection/Service Fee		100.00
<b>Total Other Activities</b>					<b>100.00</b>



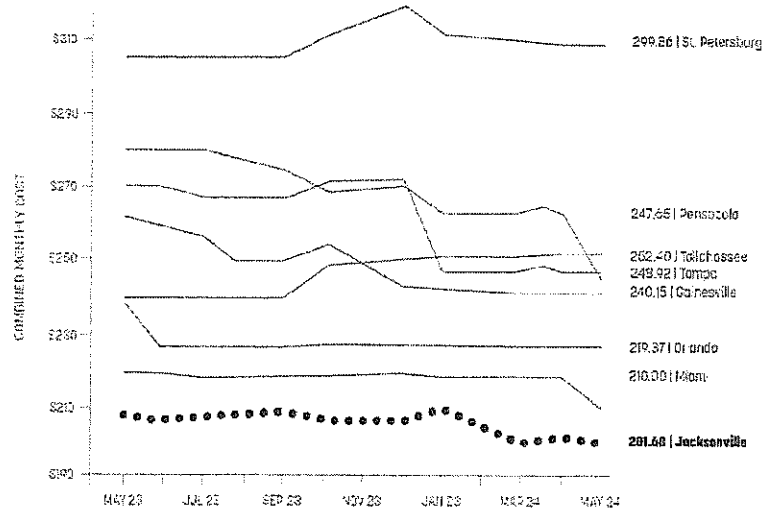
## Keeping Residential Bills the Lowest in Florida's Major Metros.

As your community-owned, not-for-profit utility, everyone at JEA is focused on providing you with the reliable, affordable utility services you depend on every day. So we're proud that for more than a year, we've had the lowest combined monthly residential costs among major metro cities in Florida.

### Our Ongoing Efforts

By investing in the future of our community and offering a variety of energy-saving customer programs, we remain dedicated to keeping costs down.

Electric, Water and Sewer Combined Charge Comparison with Fuel (Including Taxes and Fees)



Costs shown are based on the average monthly residential customer bill.

Learn more about what we're doing to keep your bills affordable, and what you can do to save even more.

**Celestina Master HOA, Inc**

**INVOICE**

**INVOICE DATE: 8/15/2024**

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

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10% of 05330)  (Reference JEA bill dated 8/15/2024)  0013205720046500 Reimb JEA Irrig 8/15/24		\$979.84
<b>Any questions please call Vesta WGV Office 904-747-0181</b>			
<b>TOTAL AMOUNT DUE</b>			<b>\$979.84</b>

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



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

**CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC**

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

Account #: 1209880485	<b>Amount Due</b> <b>\$17,308.79</b> Do not pay. AutoPay will process your payment on 09/06/24.
Bill Date: 08/15/24	
Cycle: 14	

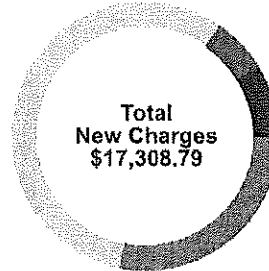
**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	4,895.99
Water .....		10,220.04
Sewer .....		894.33
Irrigation .....		1,298.43
<b>Total New Charges .....</b>	<b>\$</b>	<b>17,308.79</b>

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

Previous Balance .....	\$	21,215.91
Payment(s) Received .....		-21,215.91
Balance Before New Charges .....		0.00
New Charges .....		17,308.79

Do not pay. AutoPay will process your payment on 09/06/24. **\$ 17,308.79**



Electric \$4,895.99  
Water \$10,220.04  
Sewer \$894.33  
Irrigation \$1,298.43

**MESSAGES**



Downed power lines can kill you even if you don't touch them, so please make sure to stay away. Call JEA at 665-6000 to report the location of a downed line.



If your business floods and water rises above the electrical outlets, it's important to call a licensed electrician to check the wiring before you restore power.

5920  
4,895.99  
9,798.36 - 8818.52  
2,614.44  
979.84

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1209880485	Bill Date: 08/15/24
Do not pay. AutoPay will process your payment on 09/06/24.	TOTAL AMOUNT PAID:
<b>\$17,308.79</b>	

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





Phone: (904) 665-6000

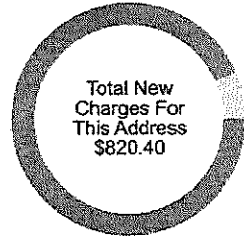
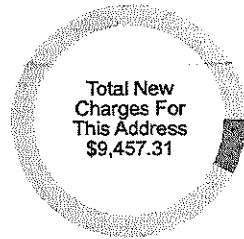
Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485  
 Bill Date: 08/15/24  
 Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
110 ANTILA WY APT ARLT	E	\$179.49	Area Light	07/12/24 - 08/13/24	Street and Area Light Rate										
Detail Charges:21 Unit(s) 40W LED PT		149.10													
Fuel Charge		13.76													
Gross Receipts Tax		4.18													
Florida State Sales Tax		12.45													
110 ANTILA WY APT LS01	W	\$37.50	Reclaim Commercial	07/11/24 - 08/12/24	Commercial Reclaimed Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
Inspection Fee		6.00													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>86614801</td> <td>32</td> <td>1629</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	86614801	32	1629	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
86614801	32	1629	Regular	0 GAL											
121 LACAILLE AV APT IR01	W	\$95.17	Reclaim Commercial	07/16/24 - 08/15/24	Commercial Reclaimed Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
Inspection Fee		6.00													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		4.32													
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Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
71996681	30	3360	Regular	15000 GAL											
123 CELESTA PY APT GATE	E	\$712.95	Gate	07/16/24 - 08/13/24	General Service										
Detail Charges:Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		418.11													
Tax Exempt Fuel Cost (\$0.03332 per kWh)		221.98													
Taxable Fuel Cost (\$0.00511 per kWh)		34.04													
Gross Receipts Tax		17.82													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>26189702</td> <td>28</td> <td>6662</td> <td>Regular</td> <td>6662 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	26189702	28	6662	Regular	6662 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
26189702	28	6662	Regular	6662 KWH											
16 ORIANA CT APT FS01	E	\$479.75	Commercial - Electric	07/12/24 - 08/13/24	General Service										
Detail Charges:Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		277.09													
Tax Exempt Fuel Cost (\$0.03332 per kWh)		147.11													
Taxable Fuel Cost (\$0.00511 per kWh)		22.56													
Gross Receipts Tax		11.99													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24827846</td> <td>32</td> <td>16480</td> <td>Regular</td> <td>4415 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24827846	32	16480	Regular	4415 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24827846	32	16480	Regular	4415 KWH											
23 ANILA ST APT LS01	W	\$37.50	Reclaim Commercial	07/11/24 - 08/12/24	Commercial Reclaimed Irrigation Service										
Detail Charges:Basic Monthly Charge		31.50													
Inspection Fee		6.00													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>78582270</td> <td>32</td> <td>0</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	78582270	32	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
78582270	32	0	Regular	0 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
29 CELESTA PY APT IR01	E	\$102.59	Area Light	07/12/24 - 08/13/24	Street and Area Light Rate															
Detail Charges:		85.20																		
12 Unit(s) 40W LED PT																				
Fuel Charge		7.88																		
Gross Receipts Tax		2.39																		
Florida State Sales Tax		7.12																		
29 CELESTA PY APT IR01	E	\$455.42	Area Light	07/12/24 - 08/13/24	Street and Area Light Rate															
Detail Charges:		243.96																		
38 Unit(s) 70W HPS CH PT																				
16 Unit(s) 40W LED PT		113.60																		
Fuel Charge		55.68																		
Gross Receipts Tax		10.60																		
Florida State Sales Tax		31.58																		
29 CELESTA PY APT IR01	W	\$8,899.30	Reclaim Commercial	07/11/24 - 08/12/24	Commercial Reclaimed Irrigation Service															
Detail Charges:		201.60																		
Basic Monthly Charge																				
Inspection Fee		6.00																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																		
Tier 2 Consumption (> 14 kgal @ \$4.33)		8,638.35																		
<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>89006063</td> <td>32</td> <td>47083</td> <td>Regular</td> <td>2009000 GAL</td> </tr> </tbody> </table>						Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	89006063	32	47083	Regular	2009000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
89006063	32	47083	Regular	2009000 GAL																
33 CELESTA PY	E	\$781.04	Commercial - Electric	07/12/24 - 08/13/24	General Service															
Detail Charges:		21.00																		
Basic Monthly Charge																				
Energy Charge (\$0.06276 per kWh)		459.28																		
Tax Exempt Fuel Cost (\$0.03332 per kWh)		243.84																		
Taxable Fuel Cost (\$0.00511 per kWh)		37.39																		
Gross Receipts Tax		19.53																		
33 CELESTA PY	W	\$39.36	Commercial - Water	07/11/24 - 08/12/24	Commercial Water Service															
Detail Charges:		18.90																		
Basic Monthly Charge																				
Water Consumption Charge		20.46																		
<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>22953660</td> <td>32</td> <td>88536</td> <td>Regular</td> <td>7318 KWH</td> </tr> <tr> <td>22953660</td> <td>32</td> <td>10.43</td> <td>Regular</td> <td>10.43 KW</td> </tr> </tbody> </table>						Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	22953660	32	88536	Regular	7318 KWH	22953660	32	10.43	Regular	10.43 KW
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
22953660	32	88536	Regular	7318 KWH																
22953660	32	10.43	Regular	10.43 KW																
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Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
514057774	32	108	Regular	11000 GAL																
33 STARLIS PL	W	\$30.84	Reclaim Residential	07/11/24 - 08/12/24	Residential Reclaimed Irrigation															
Detail Charges:		18.90																		
Basic Monthly Charge																				
Reclaimed Water Inspection Fee		6.00																		
Tier 1 Consumption (1-14 kgal @ \$2.97)		5.94																		
<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>82196211</td> <td>32</td> <td>2143</td> <td>Regular</td> <td>2000 GAL</td> </tr> </tbody> </table>						Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	82196211	32	2143	Regular	2000 GAL					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
82196211	32	2143	Regular	2000 GAL																
33 TALORI AV APT IR01	W	\$108.16	Reclaim Commercial	07/11/24 - 08/12/24	Commercial Reclaimed Irrigation Service															
Detail Charges:		31.50																		
Basic Monthly Charge																				
Inspection Fee		6.00																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																		
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Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)																
78727792	32	4461	Regular	18000 GAL																



# INVOICE

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

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

## Bill to

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

## Ship to

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

## Invoice details

Invoice no.: M10470  
Terms: Net 30  
Invoice date: 09/01/2024  
Due date: 09/29/2024

0013205720046400  
Aug Pool cleaning

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Monthly Service</b>	Monthly Pool Cleaning- Summer Rate 2024	1	\$450.00	\$450.00
					<b>Total</b>	<b>\$450.00</b>

## Note to customer

August

You will be billed by the 10th of each month, with a Net 30 days for monthly service. There is a \$25.00 late fee per month for payments not received at our office within that Net 30 period. If the account continues to be delinquent after the next billing, additional late fees will be charged for the first month and months thereafter until paid in full.

All repair invoices are due upon receipt. You will be billed a \$25.00 late fee every 10 days that the payment is not received.  
License # RP252555644

# INVOICE



<b>Customer</b>	Isles at Bartram Park Community Development District
<b>Acct #</b>	522
<b>Date</b>	08/30/2024
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 12,337.00
<b>Payment Amount</b>	
<b>Payment for</b>	Invoice#25029
	100124240

Thank You

Please detach and return with payment

Customer: Isles at Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
25029	10/01/2024	Renew policy	Policy #100124240 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 8/30/2024  0013001550010000 FY25 Insurance Renewal  <div style="text-align: center; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">                         RECEIVED                          AUG 30 2024                     </div>	12,337.00
<b>Total</b>				\$ 12,337.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/30/2024

**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 128**Invoice Date:** 9/1/24**Due Date:** 9/1/24**Case:****P.O. Number:****Bill To:**Isles of Bartram Park CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024	0013105130034000	4,299.75	4,299.75
Website Administration - September 2024	0013105130052000	89.58	89.58
Information Technology - September 2024	0013105130035100	133.33	133.33
Dissemination Agent Services - September 2024	0013105130035100	618.33	618.33
Office Supplies	0013105130031200	0.36	0.36
Postage	0013105130051000	31.13	31.13
Copies	0013105130042000	370.35	370.35
	0013105130042500		
<b>Total</b>			<b>\$5,542.83</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,542.83</b>



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

# Invoice

Date	Invoice #
9/6/2024	2026075

Terms
Net 30

(904) 551-1017  
 Customerservice@innovativefountainservices.com

<b>Bill To</b>
Isles of Bartram Park CDD 475 West Town Place Ste 114 Saint Augustine, FL 32092

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- August		202.50
Chemicals Added		191.25
0013205720046400 Aug Waterfall Fount/Chem		

<b>Payments/Credits Applied</b>	\$0.00
---------------------------------	--------

<b>Balance Due</b>	\$393.75
--------------------	----------

# INVOICE

**First Choice Aquatics**  
14289 Denton Rd  
Jacksonville, FL 32226

firstchoiceaquaticsjax@gmail.com  
+1 (904) 226-7031

FirstChoice  
**Aquatics**<sup>INC</sup>

**Bill to**  
Isles of Bartram Park

**Ship to**  
Isles of Bartram Park

## Invoice details

Invoice no.: 2709  
Terms: Net 30  
Invoice date: 09/17/2024  
Due date: 10/17/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Fountain Repair</b>	4 fountain lightbulb replacements	4	\$70.00	\$280.00
					<b>Total</b>	<b>\$280.00</b>
		Pond 2: 2 Lightbulbs replaced				
		Pond 4: 2 Lightbulbs replaced				

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 26381  
Date 09/12/2024

---

SERVICE	AMOUNT
Project: Arbitrage - Series 2017 FYE 7/31/2024 Arbitrage Services	\$ 600.00
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

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

Payment due upon receipt.





# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
769168	9/13/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Celestina-Isles of Bartram CDD

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 13, 2024

**Invoice Amount:** \$2,139.00

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

Fall Annual Rotation 8/26/2024

Landscape Enhancement SUBCONTRACT	\$2,139.00
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<b>Invoice Total</b>	<b>\$2,139.00</b>
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**Should you have any questions or inquiries please call (386) 437-6211.**

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/05/24	00002	8/14/24 00000319	202408 300-58400-60000	REMAIN BAL ALUM FENCE FENCESCAPE LLC	*	4,282.00	4,282.00 000001
9/05/24	00001	8/21/24 08212024	202408 300-20700-10000	DEPOSIT 6' FENCE CK1105 ISLES OF BARTRAM PARK-GENERAL FUND	*	4,282.00	4,282.00 000002
TOTAL FOR BANK B						8,564.00	
TOTAL FOR REGISTER						8,564.00	

IBTR ISLES OF BRTRM BPEREGRINO

Fencescape llc  
 450-106 SR 13 N  
 #402  
 Saint Johns, Fl 32259  
 904-465-0423  
 www.fencescapecompany.com

# INVOICE

Vesta Property Services  
 Isles of Bartram Park CDD  
 33 Celesta Parkway

**Invoice #** 00000319  
**Invoice Date** 08/14/2024  
**Due Date** 08/23/2024

Item	Description	Unit Price	Quantity	Amount
	Balance due for 148' of 6' tall Commercial black aluminum boundary fence	4282.00	1.00	4,282.00
	code to Capital Outlay 0023005840060000			
<b>Subtotal</b>				4,282.00
<b>Total</b>				4,282.00
<b>Amount Paid</b>				0.00
<b>Balance Due</b>				\$4,282.00

fund through capital reserve

**Fencescape, Llc**  
450-106 S.R. 13 North #402  
St. Johns, FL 32259  
904.465.0423  
June 18, 2024

**Proposal/Invoice for:**

**Attn:** Taylor Tennison  
Vesta Property Services  
200 Business Park Circle Suite 109  
St. Augustine, Florida 32095  
904.377.4871

**C/o:** Isles of Bartram CDD  
33 Celesta Parkway  
St. Johns, Florida 32259

**Fence work is as Follows:**

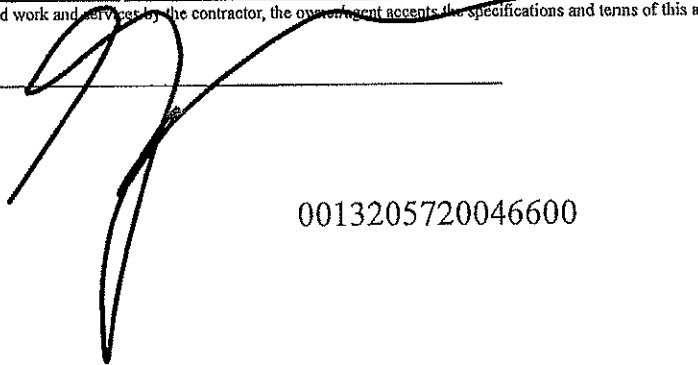
Supply labor materials & equipment to install 148 linear feet of 6' tall commercial black press point aluminum boundary fence per customer provided information. New fence will be set with high strength concrete. Any required clearing of vegetation to be done by others prior to installation.

**Total Cost: \$8,564.00**

**Payment Requirements: Signed Proposal, 50% deposit, balance will be due upon job completion and customer satisfaction.**

I/We the owner/agent of the premises mentioned herein, hereby contract with Fencescape Llc, and authorize Fencescape Llc, as the contractor, to furnish all necessary labor and materials to construct the improvements described herein. In the event the payment is not made as specified, Fencescape Llc reserves its right to exercise the provisions provided for under the Florida lien law a notice to owner in the event of nonpayment. All expenses associated with collection, including but not limited to, attorney fees, court fees, and association costs. \_\_\_\_\_ A penalty fee of 10% of the total contract amount will be charged monthly to signed contracts not paid within 30 days of completion. \_\_\_\_\_ Cancellation of the signed contract prior to construction may have a 25% restocking fee based on required materials for project. All work is to be completed in a workmanlike manner in accordance with industry standards. \_\_\_\_\_ Any alteration or deviation from the above specifications involving extra costs will be an extra charge over and above the agreed upon price, including a reasonable charge for additional profit and overhead. \_\_\_\_\_ Additions, changes or deviations will not be executed without written orders by the owner or owner's agent. \_\_\_\_\_ The owner/agent accepts full responsibility for locating, staking, and clearing fence lines as well as deed or subdivision restrictions. \_\_\_\_\_ Fencescape Llc, is not liable for damages of any nature due to underground obstructions such as utility lines, drainage, septic, irrigation, sprinklers and pool related lines. \_\_\_\_\_ Fencescape Llc, cannot guarantee, or be liable for the potential risk of any cracking, splitting and breakage due to drilling, cutting, coring and anchoring into concrete, asphalt and or brick. Fencescape Llc, warranties our installation up to three years. We offer NO warranties on wood fencing materials. Wood is a natural product and is guaranteed to crack, split, warp, shrink, mildew, twist and discolor. Aluminum and Vinyl products come with a limited lifetime warranty from the manufacturer. This Proposal is valid for 10 days. In consideration of said work and services by the contractor, the owner/agent accepts the specifications and terms of this agreement.

Owner/Agent: X \_\_\_\_\_



0013205720046600

