

ISLES OF BARTRAM PARK
Community Development District

February 21, 2025

AGENDA

Isles of Bartram Park

Community Development District

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

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

February 15, 2025

Board of Supervisors
Isles of Bartram Park Community Development District

Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors is scheduled for **Friday, February 21, 2025, at 10:00 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. Organizational Matters
 - A. Oath of Office for Newly Elected Board Members
 - B. Election of Officers, Resolution 2025-02
- IV. Approval of Minutes of the November 8, 2025 Meeting
- V. Fiscal Year 2026 Budget Guidance
- VI. Innovative Maintenance Report
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. First Choice Aquatics

- IX. Supervisors' Requests
- X. Audience Comments
- XI. Financial Reports
 - A. Balance Sheet as of December 31, 2024, and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Next Scheduled Meeting – May 16, 2025 @ 10:00 a.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2025-02

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

WHEREAS, the Board of Supervisors of the Isles of Bartram Park Community Development District at a regular business meeting held on February 21, 2025 desires to elect the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice-Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Darrin Mossing</u>	Assistant Treasurer
<u>Marilee Giles</u>	Assistant Treasurer
<u>Daniel Laughlin</u>	Assistant Treasurer
<u>Matthew Biagetti</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Marilee Giles</u>	Assistant Secretary
<u>Daniel Laughlin</u>	Assistant Secretary
<u>Darrin Mossing</u>	Assistant Secretary
<u>Matthew Biagetti</u>	Assistant Secretary

PASSED AND ADOPTED THIS 21ST DAY OF FEBRUARY, 2025.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Friday, November 8, 2024 at 9:03 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 <i>by phone</i>	Supervisor
Zenzi Rogers	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Matt Biagetti	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 9:03 a.m. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comment

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 6, 2024 and August 9, 2024 Meetings

Mr. Oliver presented the minutes of the August 6, 2024, and August 9, 2024, meetings and asked if there were any changes. The Board had no changes to the minutes.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Rogers, with all in favor, the Minutes of August 6, 2024, and August 9, 2024, Meetings, were approved.

FOURTH ORDER OF BUSINESS

**Ratification of Audit Engagement Letter with
Grau & Associates for Fiscal Year 2024 Audit**

Mr. Oliver stated that as a unit of the government of Florida, they must hire an independent CPA firm to conduct an annual financial audit. He explained the selection is made through the RFP process, where the Board of Supervisors selects the audit firm with an engagement letter in the amount of \$4,100, which is the budgeted amount in the FY24 budget. Mr. Oliver stated they are looking for a motion to ratify the execution of that engagement letter.

On MOTION by Mr. Forshey-Friedman, seconded by Ms. Rogers, with all in favor, the Audit Engagement Letter with Grau & Associates for the Fiscal Year 2024 Audit, was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Amending the Capital Reserve Fund Budget
for Fiscal Year 2024**

Mr. Oliver stated that this is the requirement to begin the audit process to bring the line items into balance. Mr. Oliver noted that they adopted a budget to have revenues of \$50,000. He said they earned interest on the revenues, but by not having the \$50,000 at the beginning of the year and having to pay out payments before there was money put into the Gap Fund Reserve Fund, they didn't earn a lot of interest. Mr. Oliver stated that the interest earned was \$233. He noted that looking at the budget, there is the \$50,000 plus the interest earnings, which total \$50,233. Mr. Oliver also mentioned the expenditure and capital outlay. He stated they did not budget a specific amount for projects. He noted that there was \$8,564 for projects. Mr. Oliver said the net impact of the capital reserve balance is \$91,669. Mr. Oliver explained that they were looking for a motion to adopt so they could start the audit process.

On MOTION by Ms. Brown, seconded by Mr. Forshey-Friedman with all in favor, Resolution 2025-01, Amending the Capital Reserve Fund Budget for Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Oliver noted they could swear in the new supervisors with the general election behind them. Mr. Oliver indicated they had to wait 14 days after a general election on November 19th. He also noted that they would ensure that happened well before the next meeting on February 21, 2025. Mr. Oliver stated they could call a special meeting if needed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber wanted to remind the Board members who have been on the Board since March 30th that if they hadn't already, they had until the end of the year to complete the ethics training. Mr. Haber stated that he could answer any questions.

Mr. Forshey-Freidman asked about getting a certificate with the free online version of the ethics training class. Mr. Forshey-Freidman stated they received a certificate when taking the HOA version.

Mr. Haber clarified that the free online class version does not offer a certificate. He noted that it is really on the honor system. Listen to the courses, then fill out Form 1 next year and check the box, which is considered completed.

B. Engineer

Mr. Oliver stated there was nothing to report from the engineer.

C. Manager

Mr. Oliver noted that by the time they get to February, they will seek guidance from the Board for the initial proposed budget, which must be approved by June 15, 2025.

D. First Choice Aquatics

Mr. Forshey-Friedman noted the First Choice Aquatics reports were doing well. He stated that one of the discoveries was with the pond. Mr. Forshey-Friedman said the stormwater runoffs were receiving irrigation, but it wasn't known that the irrigation was required. He stated they had reclaimed water. Mr. Forshey-Friedman said that when reclaimed water hits the stormwater runoffs, a chemical imbalance can cause algae blooms. Mr. Forshey-Friedman said they had likely been experiencing them for many years. He noted that there is a treatment for each pond that can

be done to offset the chemicals. Mr. Forshey-Friedman said that even though it is very reactive, he asked them to include that in the documentation to budget appropriately for the next budget cycle and mitigate the process better than just adding fish yearly. Again, he stated that it was very reactive and an excellent finding on his behalf.

Mr. Oliver commended him for having such a good understanding of lawn maintenance and the reactive nature of responses.

EIGHTH ORDER OF BUSINESS Supervisors’ Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Financial Reports

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

Mr. Oliver noted a Capital Reserve Fund balance of almost \$92,000 for Fiscal Year 2024, ending with a positive variance of \$4,608. Mr. Oliver stated that it wasn’t the balance in the account but revenues over expenditures, saying they were in the black without knowing what to budget for it.

B. Assessment Receipt Schedule

Mr. Oliver stated there was a 100% collection rate, which is excellent for creditworthiness.

C. Approval of Check Register

Mr. Oliver presented the check register for Board approval.

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

**ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – February 21, 2025
@ 10:00 a.m.**

Mr. Oliver stated the next meeting is scheduled for February 21, 2025, at 10:00 a.m. at the World Golf Village Renaissance.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

SIXTH ORDER OF BUSINESS



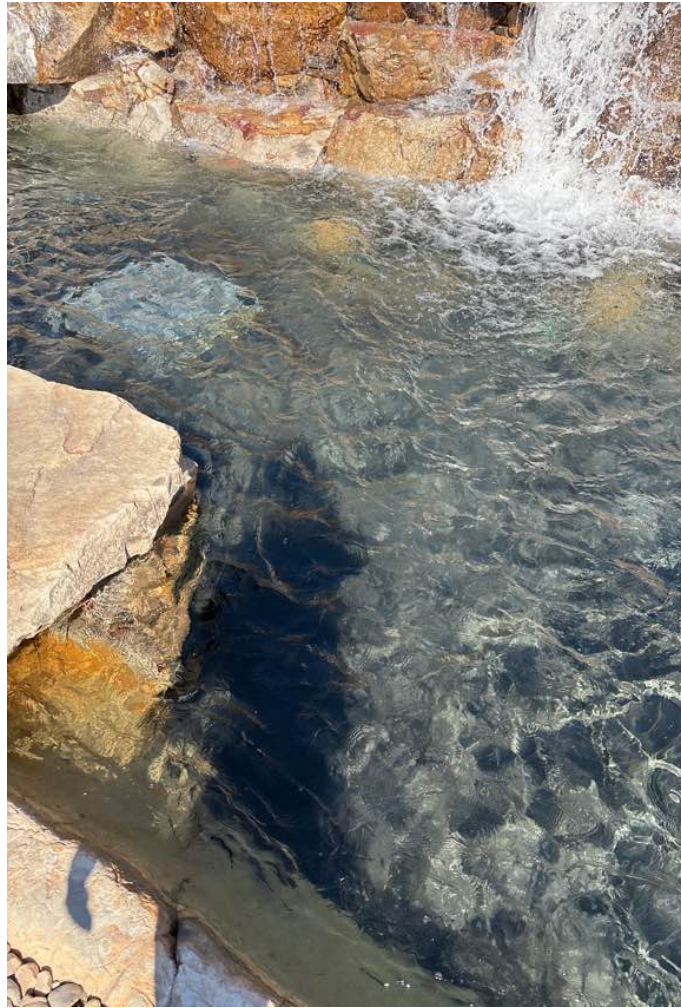
Stationary Fountain Maintenance Report

Date	1-28-25
Property	Celestina Waterfall
Address	20 Lunetta Ct, Saint Johns, FL 32259
Arrival Time	11:17 AM

Fountain Checklist

Before Picture of Fountain





is it green? (Algae)	No
Test Water	Yes
PH Before	7.8
Acid Needed	31 oz
Chlorine/Bromine Before	10
Chlorine/Bromine Needed	18
Calcium?	No
Scrubbed Scum Line?	No

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

Vault Check List

is there a vault or equipment pack?	No
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Additional Chemicals Readings

Any Additional Chemicals?	Tested and adjusted pH. Emptied skimmer boxes. Vacuumed debris from basin. Netted floating debris. Emptied pump strainer baskets. Backwashed filter. Topped off chlorinator. Two ball valves are leaking and need to be replaced.
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Comments

After Picture for Customer	
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Any deficient parts?

No



Stationary Fountain Maintenance Report

Date	2-11-25
Property	Celestina Waterfall
Address	20 Lunetta Ct, Saint Johns, FL 32259
Arrival Time	10:18 AM

Fountain Checklist

Before Picture of Fountain



is it green? (Algae)

No

Test Water

Yes

PH Before	7.8
Acid Needed	31 oz
Chlorine/Bromine Before	8
Chlorine/Bromine Needed	13 pucks
Calcium?	No
Scrubbed Scum Line?	No
Debris on surface or bottom of fountain?	No
Check Display Nozzles	Yes
Is area surrounding fountain clean?	Yes
Check the overflow pipe	Yes
Are there bubbles in the water?	No

Vault Check List

is there a vault or equipment pack?	No
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Additional Chemicals Readings

Any Additional Chemicals?	Tested and adjusted pH. Emptied skimmer boxes. Vacuumed debris from basin. Netted floating debris. Emptied pump strainer baskets. Backwashed filter. Topped off chlorinator.
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Comments

After Picture for Customer



Any deficient parts?

No

ELEVENTH ORDER OF BUSINESS

A.

Isles of Bartram Park
Community Development District

Unaudited Financial Reporting
December 31, 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
December 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 127,688	\$ -	\$ 41,436	\$ 169,124
Assessments Receivable	-	-	-	-
Due from Other	-	-	-	-
Due from General Fund - Series 2015	-	21,442	-	21,442
Due from General Fund - Series 2017	-	18,199	-	18,199
Due from Developer	900	-	-	900
Investments:				
State Board of Administration (SBA)	51,013	-	51,552	102,566
Series 2015				
Reserve	-	222,355	-	222,355
Interest	-	272	-	272
Revenue	-	161,231	-	161,231
Sinking Fund	-	262	-	262
Prepayment	-	4	-	4
Series 2017				
Reserve	-	171,326	-	171,326
Interest	-	218	-	218
Principal	-	-	-	-
Revenue	-	153,238	-	153,238
Prepayment	-	4	-	4
Sinking Fund	-	224	-	224
Prepaid Expenses	-	-	-	-
Deposits	-	-	-	-
Total Assets	\$ 179,601	\$ 748,776	\$ 92,988	\$ 1,021,365
Liabilities:				
Accounts Payable	\$ 908	\$ -	\$ -	\$ 908
FICA Payable	-	-	-	-
Due to Debt Service - Series 2015	21,442	-	-	21,442
Due to Debt Service - Series 2017	18,199	-	-	18,199
Total Liabilities	\$ 40,549	\$ -	\$ -	\$ 40,549
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	748,776	-	748,776
Capital Project	-	-	-	-
Assigned for:				
Capital Reserve Fund	-	-	92,988	92,988
Capital Reserves	-	-	-	-
Unassigned	139,052	-	-	139,052
Total Fund Balances	\$ 139,052	\$ 748,776	\$ 92,988	\$ 980,817
Total Liabilities & Fund Balance	\$ 179,601	\$ 748,776	\$ 92,988	\$ 1,021,365

Isles of Bartram Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 317,987	\$ 57,841	\$ 57,841	\$ -
Interest	3,414	854	621	(233)
Total Revenues	\$ 321,401	\$ 58,694	\$ 58,462	\$ (233)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 4,000	\$ 1,000	\$ 800	\$ 200
PR-FICA	306	77	61	15
Engineering	12,000	3,000	-	3,000
Attorney	10,000	2,500	165	2,335
Annual Audit	4,100	-	-	-
Assessment Administration	5,618	5,618	5,618	-
Arbitrage Rebate	1,200	600	600	-
Dissemination Agent	7,866	1,967	1,967	-
Trustee Fees	8,800	4,400	4,400	-
Management Fees	54,694	13,673	13,673	-
Information Technology	1,800	450	450	-
Website Maintenance	1,200	300	300	-
Telephone	150	38	22	15
Postage & Delivery	500	125	137	(12)
Insurance General Liability/Public Officials	12,854	12,854	12,337	517
Printing & Binding	500	125	34	91
Legal Advertising	1,265	316	69	248
Other Current Charges	1,000	250	124	126
Office Supplies	200	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 128,228	\$ 47,517	\$ 40,934	\$ 6,583
<i>Operations & Maintenance</i>				
Field Expenditures				
Landscape Maintenance (Yellowstone)	\$ 64,972	\$ 16,243	\$ 11,601	\$ 4,642
Lake Maintenance (First Choice Aquatics)	33,700	8,425	6,300	2,125
Waterfall/Entry Pond Maintenance	11,500	2,875	3,246	(371)
Lake Fountains Maintenance (First Coast Aquatics)	14,000	3,500	750	2,750
Management	6,000	1,500	1,500	-
Utilities	10,000	2,500	798	1,702
General Maintenance	3,000	750	1,178	(428)
Subtotal Field Expenditures	\$ 143,172	\$ 35,793	\$ 25,373	\$ 10,420
Total Operations & Maintenance	\$ 143,172	\$ 35,793	\$ 25,373	\$ 10,420
Total Expenditures	\$ 271,400	\$ 83,310	\$ 66,307	\$ 17,003
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ (7,845)	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Fund	(50,000)	-	-	-
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ (7,845)	
Fund Balance - Beginning	\$ -		\$ 146,898	
Fund Balance - Ending	\$ 0		\$ 139,052	

Isles of Bartram Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 21,137	\$ 36,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,841
Interest	216	203	203	-	-	-	-	-	-	-	-	-	621
Total Revenues	\$ 216	\$ 21,339	\$ 36,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,462
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
PR-FICA	-	61	-	-	-	-	-	-	-	-	-	-	61
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	24	141	-	-	-	-	-	-	-	-	-	-	165
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Arbitrage Rebate	-	-	600	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	656	656	656	-	-	-	-	-	-	-	-	-	1,967
Trustee Fees	-	4,400	-	-	-	-	-	-	-	-	-	-	4,400
Management Fees	4,558	4,558	4,558	-	-	-	-	-	-	-	-	-	13,673
Information Technology	150	150	150	-	-	-	-	-	-	-	-	-	450
Website Maintenance	100	100	100	-	-	-	-	-	-	-	-	-	300
Telephone	22	-	-	-	-	-	-	-	-	-	-	-	22
Postage & Delivery	7	130	-	-	-	-	-	-	-	-	-	-	137
Insurance General Liability/Public Officials	12,337	-	-	-	-	-	-	-	-	-	-	-	12,337
Printing & Binding	0	-	34	-	-	-	-	-	-	-	-	-	34
Legal Advertising	69	-	-	-	-	-	-	-	-	-	-	-	69
Other Current Charges	39	47	39	-	-	-	-	-	-	-	-	-	124
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 23,755	\$ 11,043	\$ 6,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,934
Operations & Maintenance:													
Field Expenditures													
Landscape Maintenance (Yellowstone)	\$ 3,154	\$ 3,154	\$ 5,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,601
Lake Maintenance (First Choice Aquatics)	2,100	2,100	2,100	-	-	-	-	-	-	-	-	-	6,300
Waterfall/Entry Pond Maintenance	1,193	738	1,315	-	-	-	-	-	-	-	-	-	3,246
Lake Fountains Maintenance (First Coast Aquatics)	-	-	750	-	-	-	-	-	-	-	-	-	750
Management	500	500	500	-	-	-	-	-	-	-	-	-	1,500
Utilities	405	393	-	-	-	-	-	-	-	-	-	-	798
General Maintenance	-	1,178	-	-	-	-	-	-	-	-	-	-	1,178
Subtotal Field Expenditures	\$ 7,353	\$ 8,062	\$ 9,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,373
Total Operations & Maintenance	\$ 7,353	\$ 8,062	\$ 9,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,373
Total Expenditures	\$ 31,107	\$ 19,105	\$ 16,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,307
Excess (Deficiency) of Revenues over Expenditures	\$ (30,891)	\$ 2,234	\$ 20,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,845)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (30,891)	\$ 2,234	\$ 20,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,845)

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 429,732	\$ 78,168	\$ 78,168	\$ -
Interest Income	12,000	3,000	5,985	2,985
Total Revenues	\$ 441,732	\$ 81,168	\$ 84,153	\$ 2,985
Expenditures:				
Interest - 11/1	\$ 139,934	\$ 139,934	\$ 139,806	\$ 128
Principal - 11/1	135,000	135,000	135,000	-
Interest - 5/1	136,981	-	-	-
Total Expenditures	\$ 411,916	\$ 274,934	\$ 274,806	\$ 128
Excess (Deficiency) of Revenues over Expenditures	\$ 29,817		\$ (190,653)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,817		\$ (190,653)	
Fund Balance - Beginning	\$ 367,939		\$ 596,220	
Fund Balance - Ending	\$ 397,756		\$ 405,567	

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 364,708	\$ 66,344	\$ 66,344	\$ -
Interest Income	10,000	2,500	5,020	2,520
Total Revenues	\$ 384,708	\$ 68,844	\$ 71,364	\$ 2,520
Expenditures:				
Interest - 11/1	\$ 112,434	\$ 112,434	\$ 112,309	\$ 125
Principal - 11/1	115,000	115,000	115,000	-
Interest - 5/1	110,134	-	-	-
Total Expenditures	\$ 337,569	\$ 227,434	\$ 227,309	\$ 125
Excess (Deficiency) of Revenues over Expenditures	\$ 47,139		\$ (155,946)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 47,139		\$ (155,946)	
Fund Balance - Beginning	\$ 323,485		\$ 499,155	
Fund Balance - Ending	\$ 370,624		\$ 343,209	

Isles of Bartram Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues				
Capital Reserve Transfer In	\$ 50,000	\$ -	\$ -	\$ -
Interest	-	-	628	628
Total Revenues	\$ 50,000	\$ -	\$ 628	\$ 628
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 628	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 628	
Fund Balance - Beginning	\$ 50,923		\$ 92,361	
Fund Balance - Ending	\$ 100,923		\$ 92,988	

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	222,355
Bonds outstanding - 11/30/2015	\$6,725,000
Less: November 1, 2015	\$0
Less: November 1, 2016	(\$110,000)
Less: November 1, 2017	(\$130,000)
Less: May 1, 2018 (Prepayment)	(\$100,000)
Less: November 1, 2018	(\$100,000)
Less: May 1, 2019 (Prepayment)	(\$20,000)
Less: November 1, 2019	(\$105,000)
Less: November 1, 2019 (Prepayment)	(\$5,000)
Less: November 1, 2020	(\$110,000)
Less: May 1, 2021 (Prepayment)	(\$15,000)
Less: November 1, 2021	(\$115,000)
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022 (Prepayment)	(\$85,000)
Less: November 1, 2022	(\$120,000)
Less: November 1, 2022 (Prepayment)	(\$5,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Less: November 1, 2023	(\$130,000)
Less: November 1, 2023 (Prepayment)	(\$5,000)
Less: November 1, 2024	(\$135,000)
Current Bonds Outstanding	\$5,410,000

Series 2017 Special Assessment Bonds

Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/1947
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$170,000
Reserve Fund Balance	171,326
Bonds outstanding - 11/30/2017	\$5,345,000
Less: November 1, 2018	(\$50,000)
Less: May 1, 2019 (Prepayment)	(\$25,000)
Less: August 1, 2019 (Prepayment)	(\$15,000)
Less: November 1, 2019	(\$95,000)
Less: November 1, 2019 (Prepayment)	(\$5,000)
Less: November 1, 2020	(\$100,000)
Less: November 1, 2021	(\$100,000)
Less: May 1, 2022 (Prepayment)	(\$15,000)
Less: November 1, 2022	(\$105,000)
Less: November 1, 2022 (Prepayment)	(\$5,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Less: November 1, 2023	(\$110,000)
Less: November 1, 2023 (Prepayment)	(\$5,000)
Less: November 1, 2024	(\$115,000)
Current Bonds Outstanding	\$4,595,000

Total Bonds Outstanding	\$10,005,000
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B.

Isles of Bartram Park
Community Development District

Fiscal Year 2025 Assessment Receipts

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

RECEIVE FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE RECEIVED	SERIES 2017 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIVED / DUE	92,781.83	393,890.88	334,308.31	291,459.76	1,019,658.96
TOTAL RECEIPTS / DUE	92,781.83	393,890.88	334,308.31	291,459.76	1,019,658.96

TAX ROLL RECEIPTS

ST JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	O&M ASMT	TOTAL RECEIVED
1	11/5/2024	1,654.35	1,404.11	1,224.14	4,282.60
2	11/15/2024	14,461.29	12,273.78	10,700.63	37,435.70
3	11/19/2024	12,449.30	10,566.13	9,211.86	32,227.29
4	12/6/2024	32,925.91	27,945.32	24,363.54	85,234.77
5	12/19/2024	16,677.27	14,154.55	12,340.36	43,172.18
6	1/9/2025	314,796.10	267,177.93	232,933.54	814,907.57
INT DIST 1	1/13/2025	926.67	786.49	685.69	2,398.85
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL TAX ROLL RECEIPTS		393,890.88	334,308.31	291,459.76	1,019,658.96

PERCENT COLLECTED TAX ROLL	92%	92%	92%	92%
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C.

Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Total</i>
General Fund				
	10/1/24 -10/31/24	1143-1155	\$36,376.15	
	11/1/24 - 11/30/24	1156-1168	15,061.70	
	12/1/24 - 12/31/24	1169-1182	<u>134,112.18</u>	
				\$185,550.03
TOTAL				\$185,550.03

* Fedex Invoices available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/01/24	00021	10/01/24 M10619	202409 320-57200-46400	SEPTEMBER POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00 001143
10/01/24	00001	9/15/24 129	202410 310-51300-31000	FY25 ASSESSMENT ROLL CERT GOVERNMENTAL MANAGEMENT SERVICES	*	5,618.00	5,618.00 001144
10/01/24	00023	9/27/24 2026176	202409 320-57200-46400	SEP WATERFALL FOUNT/CHEMS INNOVATIVE FOUNTAIN SERVICES, INC	*	378.87	378.87 001145
10/01/24	00032	9/23/24 3453248	202407 310-51300-31500	JULY GENERAL SERVICES KUTAK ROCK LLP	*	283.50	401.00 001146
		9/23/24 3453248	202406 310-51300-31500	JUNE GENERAL SERVICES	*	117.50	
10/01/24	00022	9/19/24 770708	202409 320-57200-46200	SOIL INSTALL YELLOWSTONE LANDSCAPE	*	162.00	162.00 001147
10/03/24	00036	10/01/24 2741	202410 320-57200-46100	OCT LAKE MAINTENANCE FIRST CHOICE AQUATICS	*	2,100.00	2,100.00 001148
10/03/24	00029	10/02/24 10022024	202410 300-20700-10200	6/11/24 TAX CERTIFICATE	*	2,277.15	
		10/02/24 10022024	202410 300-20700-10200	6/28/24 DIST 10	*	7,153.22	
		10/02/24 10022024	202410 300-20700-10200	7/30/24 INTEREST 3	*	91.28	
				ISLES OF BARTRAM PARK CDD-DS 2015			9,521.65 001149
10/03/24	00030	10/02/24 10022024	202410 300-20700-10300	6/11/24 TAX CERTIFICATE	*	1,932.69	
		10/02/24 10022024	202410 300-20700-10300	6/28/24 DIST 10	*	6,071.18	
		10/02/24 10022024	202410 300-20700-10300	7/30/24 INTEREST 3	*	77.47	
				ISLES OF BARTRAM PARK CDD-DS 2017			8,081.34 001150
10/03/24	00018	10/01/24 422209	202410 320-53800-45501	OCT MANAGEMENT FEES VESTA PROPERTY SERVICES, INC.	*	500.00	500.00 001151

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/03/24	00022	10/01/24 777134	202410 320-57200-46200	OCT LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	3,154.09	3,154.09 001152
10/08/24	00025	9/17/24 09172024	202408 320-57200-46500	REIMB JEA IRRIG 9/17/24 CELESTINA MASTER HOA	*	479.32	479.32 001153
10/08/24	00001	10/01/24 130	202410 310-51300-34000	OCT MANAGEMENT FEES	*	4,557.83	
		10/01/24 130	202410 310-51300-52000	OCT WEBSITE ADMIN	*	100.00	
		10/01/24 130	202410 310-51300-35100	OCT INFORMATION TECH	*	150.00	
		10/01/24 130	202410 310-51300-31200	OCT DISSEMINATION	*	655.50	
		10/01/24 130	202410 310-51300-51000	OFFICE SUPPLIES	*	.30	
		10/01/24 130	202410 310-51300-42000	POSTAGE	*	6.90	
		10/01/24 130	202410 310-51300-42500	COPIES	*	.30	
		10/01/24 130	202410 310-51300-41000	TELEPHONE	*	22.39	
				GOVERNMENTAL MANAGEMENT SERVICES			5,493.22 001154
10/18/24	00018	9/01/24 422061	202408 320-57200-46600	AMENITY CENTER-SECURITY VESTA PROPERTY SERVICES, INC.	*	36.66	36.66 001155
11/05/24	00025	10/16/24 10162024	202409 320-57200-46500	REIMB JEA IRRIG 10/16/24 CELESTINA MASTER HOA	*	350.08	350.08 001156
11/05/24	00021	11/01/24 M10755	202410 320-57200-46400	OCT POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00 001157
11/05/24	00036	11/01/24 2794	202411 320-57200-46100	NOV LAKE MAINTENANCE FIRST CHOICE AQUATICS	*	2,100.00	2,100.00 001158
11/05/24	00023	10/30/24 2026277	202410 320-57200-46400	INSTALL NEW DIGITAL TIMER INNOVATIVE FOUNTAIN SERVICES, INC	*	375.00	375.00 001159

IBTR ISLES OF BRTRM BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/05/24	00023	11/04/24 2026348	202410 320-57200-46400	OCT WATERFALL FOUNT/CHEMS INNOVATIVE FOUNTAIN SERVICES, INC	*	368.29	368.29 001160
11/05/24	00015	11/01/24 11012024	202411 310-51300-42000	2024 POSTAGE-TX COLLECTOR ST JOHNS COUNTY TAX COLLECTOR	*	101.25	101.25 001161
11/05/24	00022	11/01/24 791578	202411 320-57200-46200	NOV LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	3,154.09	3,154.09 001162
11/13/24	00001	11/01/24 131	202411 310-51300-34000	NOV MANAGEMENT FEES	*	4,557.83	
		11/01/24 131	202411 310-51300-52000	NOV WEBSITE ADMIN	*	100.00	
		11/01/24 131	202411 310-51300-35100	NOV INFORMATION TECH	*	150.00	
		11/01/24 131	202411 310-51300-31200	NOV DISSEMINATIN SVCS	*	655.50	
		11/01/24 131	202411 310-51300-51000	OFFICE SUPPLIES	*	.27	
		11/01/24 131	202411 310-51300-42000	POSTAGE GOVERNMENTAL MANAGEMENT SERVICES	*	28.86	5,492.46 001163
11/13/24	00032	11/06/24 3479993	202408 310-51300-31500	AUG GENERAL COUNSEL KUTAK ROCK LLP	*	519.00	519.00 001164
11/13/24	00018	11/01/24 422788	202411 320-53800-45501	NOV MANAGEMENT FEES VESTA PROPERTY SERVICES, INC.	*	500.00	500.00 001165
11/25/24	00025	11/14/24 11142024	202410 320-57200-46500	REMIB JEA IRRIG 11/14/24 CELESTINA MASTER HOA	*	405.13	405.13 001166
11/25/24	00041	10/28/24 00067482	202410 310-51300-48000	NOTICE OF MEETING - 11/8 GANNETT MEDIA CORP DBA GANNET	*	68.64	68.64 001167
11/25/24	00038	11/20/24 112024-1	202411 320-57200-46600	(3)POST W/GFI OUTLETS CARLTON J MURPHY	*	1,177.76	1,177.76 001168

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 #
12/04/24	00036	12/01/24	2837	202412	320	57200	46300		QRTLQ FOUNTAIN MAINT FIRST CHOICE AQUATICS	*	400.00	400.00	001169
12/04/24	00036	12/01/24	2852	202412	320	57200	46100		DEC LAKE MAINTENANCE FIRST CHOICE AQUATICS	*	2,100.00	2,100.00	001170
12/04/24	00023	11/27/24	2026490	202411	320	57200	46400		NOV WATERFALL/FOUNT MAINT CHEMICALS ADDED CHLORINATOR O-RING RPLMNT INNOVATIVE FOUNTAIN SERVICES, INC	*	202.50	287.60	001171
		11/27/24	2026490	202411	320	57200	46400			*	69.70		
		11/27/24	2026490	202411	320	57200	46400			*	15.40		
12/10/24	00021	12/01/24	M10914	202411	320	57200	46400		NOV POOL CLEANING CRYSTAL CLEAN POOL SERVICE, INC	*	450.00	450.00	001172
12/10/24	00001	12/01/24	132	202412	310	51300	34000		DEC MANAGEMENT FEES	*	4,557.83		
		12/01/24	132	202412	310	51300	52000		DEC WEBSITE ADMIN	*	100.00		
		12/01/24	132	202412	310	51300	35100		DEC INFORMATION TECH	*	150.00		
		12/01/24	132	202412	310	51300	31200		DEC DISSEMINATION SVCS	*	655.50		
		12/01/24	132	202412	310	51300	51000		OFFICE SUPPLIES	*	.48		
		12/01/24	132	202412	310	51300	42500		POSTAGE	*	11.04		
		12/01/24	132	202412	310	51300	42500		COPIES	*	22.95		
									GOVERNMENTAL MANAGEMENT SERVICES			5,497.80	001173
12/10/24	00032	12/05/24	3495956	202409	310	51300	31500		SEP GENERAL COUNSEL KUTAK ROCK LLP	*	38.50	38.50	001174
12/10/24	00018	12/01/24	423367	202412	320	53800	45501		DEC MANAGEMENT FEES VESTA PROPERTY SERVICES, INC.	*	500.00	500.00	001175
12/17/24	00016	12/04/24	00252-24	202411	310	51300	33000		SE 2015 11/5/23-11/4/24 THE BANK OF NEW YORK MELLON	*	4,400.00	4,400.00	001176

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 #
12/17/24	00023	12/09/24	2026549	202412	320	57200	46400		INSTALL NEW MOTOR/GASKETS	*	865.00		
									INNOVATIVE FOUNTAIN SERVICES, INC			865.00	001177
12/17/24	00029	12/12/24	12122024	202412	300	20700	10200			*	1,654.35		
			11/5/24						DIST 1				
		12/12/24	12122024	202412	300	20700	10200			*	14,461.29		
			11/15/24						DIST 2				
		12/12/24	12122024	202412	300	20700	10200			*	12,449.30		
			11/19/24						DIST 3				
		12/12/24	12122024	202412	300	20700	10200			*	32,925.91		
			12/6/24						DIST 4				
									ISLES OF BARTRAM PARK CDD-DS 2015			61,490.85	001178
12/17/24	00030	12/12/24	12122024	202412	300	20700	10300			*	1,404.11		
			11/5/24						DIST 1				
		12/12/24	12122024	202412	300	20700	10300			*	12,273.78		
			11/15/24						DIST 2				
		12/12/24	12122024	202412	300	20700	10300			*	10,566.13		
			11/19/24						DIST 3				
		12/12/24	12122024	202412	300	20700	10300			*	27,945.32		
			12/6/24						DIST 4				
									ISLES OF BARTRAM PARK CDD-DS 2017			52,189.34	001179
12/17/24	00022	12/03/24	814729	202412	320	57200	46200		DEC LANDSCAPE MAINTENANCE	*	3,154.09		
									YELLOWSTONE LANDSCAPE			3,154.09	001180
12/17/24	00022	12/12/24	821686	202412	320	57200	46200		WINTER ANNUAL ROTATION 24	*	2,139.00		
									YELLOWSTONE LANDSCAPE			2,139.00	001181
12/18/24	00013	12/16/24	26580	202412	310	51300	35300		ARB SE 2015 FYE 10/31/24	*	600.00		
									GRAU & ASSOCIATES			600.00	001182
TOTAL FOR BANK A											185,550.03		
TOTAL FOR REGISTER											185,550.03		

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.: M10619
Terms: Net 30
Invoice date: 10/01/2024
Due date: 10/31/2024

#	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

September

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 129
Invoice Date: 9/15/24
Due Date: 9/15/24
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
Assessment Roll Certification - FY 2025		5,618.00	5,618.00
Total			\$5,618.00
Payments/Credits			\$0.00
Balance Due			\$5,618.00



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

Invoice

Date	Invoice #
9/27/2024	2026176

Terms
Net 30

(904) 551-1017

Customerservice@innovativefountainservices.com

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- September		202.50
Chemicals Added		176.37

Payments/Credits Applied	\$0.00
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Balance Due	\$378.87
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ISLES OF BARTRAM - GENERAL

10/01/2024

VENDOR NUMBER/NAME: 32 KUTAK ROCK LLP

CHECK #: 001146

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20240923	3453248	283.50		283.50	JULY GENERAL SERVICES
20240923	3453248.	117.50		117.50	JUNE GENERAL SERVICES

TOTAL \$401.00

ISLES OF BARTRAM - GENERAL

10/01/2024

VENDOR NUMBER/NAME: 32 KUTAK ROCK LLP

CHECK #: 001146

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20240923	3453248	283.50		283.50	JULY GENERAL SERVICES
20240923	3453248.	117.50		117.50	JUNE GENERAL SERVICES

TOTAL \$401.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

001146

ISLES OF BARTRAM PARK CDD
GENERAL FUND
475 WEST TOWN PLACE SUITE 114
ST AUGUSTINE, FL 32092

TRUIST
JACKSONVILLE, FL

63-215/631

DATE	AMOUNT
10/01/2024	\$401.00*

FOUR HUNDRED ONE DOLLARS & 00 CENTS *****

PAY
TO THE ORDER OF: KUTAK ROCK LLP
PO BOX 30057
OMAHA NE 68103-1157

AUTHORIZED SIGNATURE

⑈001146⑈ ⑆063102152⑆ 1000145155999⑈

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 23, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3453248
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

06/14/24	W. Haber	0.50	117.50	Review and revise budget and assessment documents
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/23/24	W. Haber	0.40	94.00	Confer with landowner regarding request for quit claim deed for conservation property
07/25/24	W. Haber	0.30	70.50	Confer with landowner regarding corrective deed
07/31/24	W. Haber	0.40	94.00	Review correspondence from landowner regarding "wild" deed and Board action to address same; confer with Oliver
TOTAL HOURS		1.70		

KUTAK ROCK LLP

Isles of Bartram Park CDD
September 23, 2024
Client Matter No. 10623-1
Invoice No. 3453248
Page 2

TOTAL FOR SERVICES RENDERED	\$401.00
TOTAL CURRENT AMOUNT DUE	<u>\$401.00</u>



INVOICE

INVOICE #	INVOICE DATE
770708	9/19/2024
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: October 19, 2024

Invoice Amount: \$162.00

Description	Current Amount
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Soil Install for Bare Spots in Turf 9/12/2024

Landscape Enhancement CORE	\$162.00
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Invoice Total	\$162.00
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Should you have any questions or inquiries please call (386) 437-6211.

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 # 2741
DATE 10/01/2024
DUE DATE 10/31/2024
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	\$2,100.00

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
October 2, 2024	\$9,521.65	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200
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Intended Use of Funds Requested:

\$	2,277.15	6/11/24	TAX CERTIFICATE
\$	7,153.22	6/28/24	DIST 10
\$	91.28	7/30/24	INTEREST 3
\$	<u>9,521.65</u>		
<i>(Attach supporting documentation for request.)</i>			

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
TOTAL DISTRICT NET	635	429,732.19	364,728.02	287,013.40	1,081,473.61

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
TOTAL RECEIPTS / DUE	(7,126.34)	432,563.90	367,131.39	288,904.67	1,088,599.95

TAX ROLL RECEIPTS

ST JOHN'S 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
TOTAL TAX ROLL RECEIPTS		432,563.90	367,131.39	288,904.67	1,088,599.95

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

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
October 2, 2024	\$8,081.34	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 -2017

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

\$	1,932.69	6/11/24 TAX CERTIFICATE
\$	6,071.18	6/28/24 DIST 10
\$	77.47	7/30/24 INTEREST 3
\$	<u>8,081.34</u>	

(Attach supporting documentation for request.)



Invoice

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

Invoice # 422209
Date 10/01/2024
Terms Due on receipt
Due Date 10/01/2024
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
Total			500.00



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
777134	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Celestina-Isles of Bartram CDD

Address: 475 West Town Pl
Suite 114

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2024

Invoice Amount: \$3,154.09

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

Invoice Total **\$3,154.09**

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

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 9/17/2024

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 9/17/2024) Expense: 08/2024 001.320.57200.46500 <i>Tara R. Lee</i>		\$479.317
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$479.317

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	Amount Due \$11,838.05
Bill Date: 09/17/24	Do not pay. AutoPay will process your payment on 10/09/24.
Cycle: 14	

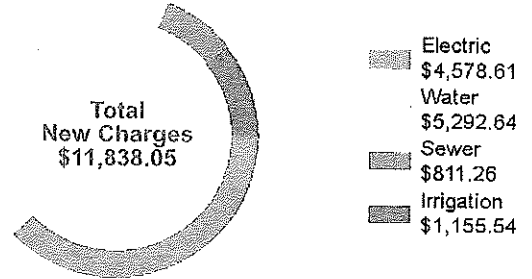
TOTAL SUMMARY OF CHARGES

Electric	\$	4,578.61
Water		5,292.64
Sewer		811.26
Irrigation		1,155.54
Total New Charges	\$	11,838.05

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

Previous Balance	\$	17,308.79
Payment(s) Received		-17,308.79
Balance Before New Charges		0.00
New Charges		11,838.05

Do not pay. AutoPay will process your payment on 10/09/24. \$ 11,838.05



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.

9300 = 4578.61
 Δ 5330 = 4,793.17 - 479.317 = 4,313.85
 \circ 5320 = 2,362.44
 5335 = 479.317
 (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: 09/17/24
Do not pay. AutoPay will process your payment on 10/09/24.	TOTAL AMOUNT PAID
\$11,838.05	

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

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Transfer Service



Report or View Outages



Email Us



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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.



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.



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, **constitutes** a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined 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: 665-6000

Address: 1000 W. ...

City: ... State: ... Zip Code: ...

E-mail: ...



Phone: (904) 665-6000

Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
Bill Date: 09/17/24
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	\$177.81 149.10 12.24 4.14 12.33	Area Light	08/13/24 - 09/12/24	Street and Area Light Rate
110 ANTILA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	\$37.50 31.50 6.00	Reclaim Commercial	08/12/24 - 09/11/24	Commercial Reclaimed Irrigation Service Meter Number: 86614801 Days Billed: 30 Current Reading: 1629 Reading Type: Regular Consumption (1 cu ft = 7.48 gal): 0 GAL
121 LACAILLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)	W	\$48.93 31.50 6.00 11.43	Reclaim Commercial	08/15/24 - 09/17/24	Commercial Reclaimed Irrigation Service Meter Number: 71996681 Days Billed: 33 Current Reading: 3363 Reading Type: Regular Consumption (1 cu ft = 7.48 gal): 3000 GAL
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.03131 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax	E	\$764.52 21.00 458.40 228.69 37.32 19.11	Gate	08/13/24 - 09/12/24	General Service Meter Number: 26189702 Days Billed: 30 Current Reading: 13966 Reading Type: Regular Consumption: 7304 KWH
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.03131 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax	E	\$458.44 21.00 269.55 134.48 21.95 11.46	Commercial - Electric	08/13/24 - 09/12/24	General Service Meter Number: 24827846 Days Billed: 30 Current Reading: 20775 Reading Type: Regular Consumption: 4295 KWH
23 ANILA ST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	\$37.50 31.50 6.00	Reclaim Commercial	08/12/24 - 09/11/24	Commercial Reclaimed Irrigation Service Meter Number: 78582270 Days Billed: 30 Current Reading: 0 Reading Type: Regular Consumption (1 cu ft = 7.48 gal): 0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
29 CELESTA PY APT IR01	E	\$101.59	Area Light	08/13/24 - 09/12/24	Street and Area Light Rate
Detail Charges: 12 Unit(s) 40W LED PT		85.20			
Fuel Charge		6.99			
Gross Receipts Tax		2.36			
Florida State Sales Tax		7.04			
29 CELESTA PY APT IR01	E	\$445.56	Area Light	08/13/24 - 09/12/24	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		49.46			
Gross Receipts Tax		10.44			
Florida State Sales Tax		31.10			
29 CELESTA PY APT IR01	W	\$4,075.67	Reclaim Commercial	08/12/24 - 09/11/24	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)		3,814.72			

Total New Charges For This Address \$4,625.82

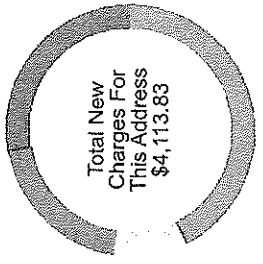
Electric \$550.15
Water \$4,075.67

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
33 CELESTA PY	E	\$742.66	Commercial - Electric	08/13/24 - 09/12/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		444.91			
Tax Exempt Fuel Cost (\$0.03131 per kWh)		221.96			
Taxable Fuel Cost (\$0.00511 per kWh)		36.22			
Gross Receipts Tax		18.57			
33 CELESTA PY	W	\$37.50	Commercial - Water	08/12/24 - 09/11/24	Commercial Water Service
Detail Charges: Basic Monthly Charge		18.90			
Water Consumption Charge		18.60			
Meter Number			22953660		
Days Billed			30		
Current Reading			95625		
Reading Type			Regular		
Consumption (1 cu ft = 7.48 gal)			7089 KWH		
Meter Number			22953660		
Days Billed			30		
Current Reading			10.31		
Reading Type			Regular		
Consumption (1 cu ft = 7.48 gal)			10.31 KW		
33 STARLIS PL	W	\$54.60	Reclaim Residential	08/12/24 - 09/11/24	Residential Reclaimed Irrigation
Detail Charges: Basic Monthly Charge		18.90			
Reclaimed Water Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ \$2.97)		29.70			
Meter Number			51405774		
Days Billed			30		
Current Reading			118		
Reading Type			Regular		
Consumption (1 cu ft = 7.48 gal)			10000 GAL		
33 TALORIAV APT IR01	W	\$103.83	Reclaim Commercial	08/12/24 - 09/11/24	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			

Total New Charges For This Address \$780.16

Electric \$742.66
Water \$37.50

Electric \$1,807.79
 Water \$339.24
 Sewer \$811.26
 Irrigation \$1,155.54



Service Address Service Type Charges Service Point Service Period Bill Rate

35 MANDARA WY E \$1,807.79 Commercial - Electric 08/13/24 - 09/12/24 General Service

Detail Charges: Basic Monthly Charge 21.00
 Energy Charge (\$0.06276 per kWh) 1,102.07
 Tax Exempt Fuel Cost (\$0.03131 per kWh) 549.80
 Taxable Fuel Cost (\$0.00511 per kWh) 89.73
 Gross Receipts Tax 45.19

Meter Number	22489790	Current Reading	36527	Reading Type	Regular	Consumption	17560 KWH
Meter Number	22489790	Current Reading	.89	Reading Type	Regular	Consumption	35.60 KW

35 MANDARA WY W \$339.24 Commercial - Water/Sewer 08/12/24 - 09/11/24 Commercial Water Service

Detail Charges: Basic Monthly Charge 201.60
 Water Consumption Charge 137.64

Meter Number	79251944	Current Reading	2862	Reading Type	Regular	Consumption	(1 cu ft = 7.48 gal) 74000 GAL
--------------	----------	-----------------	------	--------------	---------	-------------	--------------------------------

35 MANDARA WY S \$811.26 Commercial - Water/Sewer 08/12/24 - 09/11/24 Commercial Sewer Service

Detail Charges: Basic Monthly Charge 338.40
 Sewer Usage Charge 472.86

Meter Number	79251944	Current Reading	2862	Reading Type	Regular	Consumption	(1 cu ft = 7.48 gal) 74000 GAL
--------------	----------	-----------------	------	--------------	---------	-------------	--------------------------------

35 MANDARA WY I \$1,155.54 Irrigation 1 - Commercial 08/12/24 - 09/11/24 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) 1,039.19

Meter Number	78261618	Current Reading	21404	Reading Type	Regular	Consumption	(1 cu ft = 7.48 gal) 254000 GAL
--------------	----------	-----------------	-------	--------------	---------	-------------	---------------------------------

44 CALLIEL WY APT IR01 W \$455.75 Reclaim Commercial 08/12/24 - 09/11/24 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) 333.40

Meter Number	86322464	Current Reading	7494	Reading Type	Regular	Consumption	(1 cu ft = 7.48 gal) 91000 GAL
--------------	----------	-----------------	------	--------------	---------	-------------	--------------------------------

56 CALLIEL WY APT IR01 E \$52.03 Irrigation 1 - Electric 08/13/24 - 09/12/24 General Service

Detail Charges: Basic Monthly Charge 21.00
 Energy Charge (\$0.06276 per kWh) 16.57
 Tax Exempt Fuel Cost (\$0.03131 per kWh) 8.27
 Taxable Fuel Cost (\$0.00511 per kWh) 1.35
 Gross Receipts Tax 1.21
 Florida State Sales Tax 3.61

Meter Number	23650846	Current Reading	12060	Reading Type	Regular	Consumption	264 KWH
--------------	----------	-----------------	-------	--------------	---------	-------------	---------

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
57 SOLIS AV APT LS01	W	\$83.22	Reclaim Commercial	08/12/24 - 09/11/24	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			
			Meter Number	Days Billed	Current Reading
			78582271	30	1575
			Reading Type	Regular	Consumption (1 cu ft = 7.48 gal)
					12000 GAL
65 DELANO ST	E	\$25.23	Commercial - Electric	08/13/24 - 09/12/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		1.19			
Tax Exempt Fuel Cost (\$0.03131 per kWh)		0.59			
Taxable Fuel Cost (\$0.00511 per kWh)		0.10			
Gross Receipts Tax		0.59			
Florida State Sales Tax		1.76			
			Meter Number	Days Billed	Current Reading
			14113889	30	2934
			Reading Type	Regular	Consumption
					19 KWH
65 DELANO ST	W	\$18.90	Commercial - Water	08/12/24 - 09/11/24	Commercial Water Service
Detail Charges: Basic Monthly Charge		18.90			
			Meter Number	Days Billed	Current Reading
			79232848	30	0
			Reading Type	Regular	Consumption (1 cu ft = 7.48 gal)
					0 GAL

Total New Charges For This Address \$44.13

Electric \$25.23
Water \$18.90

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 130**Invoice Date:** 10/1/24**Due Date:** 10/1/24**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 - October 2024		4,557.83	4,557.83
Website Administration - October 2024		100.00	100.00
Information Technology - October 2024		150.00	150.00
Dissemination Agent Services - October 2024		655.50	655.50
Office Supplies		0.30	0.30
Postage		6.90	6.90
Copies		0.30	0.30
Telephone		22.39	22.39
Total			\$5,493.22
Payments/Credits			\$0.00
Balance Due			\$5,493.22



Invoice

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

Invoice # 422061
Date 09/01/2024
Terms Due on receipt
Due Date 09/01/2024
Memo Navan - Aug24 TTenni...

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

Invoice was received on 10.7.24
Backup was received on 10.17.24
Tara R. Lee

Description	Quantity	Rate	Amount
Navan Aug24 - Walmart	1.2	30.55	36.66
Total			36.66

900



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904-417-9688 Mr. JOHN
845 DURBIN PAVILION DR
ST. JOHNS, FL 32259
STM 00928 OPN 001093 TEM 67 TRM 01609
N ITEMS SOLD 2
TCN 7920 4669 4699 0141 5887



UZH BYOD	085133000750	4.80 M
25680 MICRO	068113127998	23.90 X
	SUBTOTAL	28.66
TAX 1	6.500 \$	1.57
PTX	0.500 \$	0.12
	TOTAL	30.55
	VISA TEND	30.55

VISA CREDIT ***** 9192 T 0
APPROVAL N: S24695
REF N 00
TRANS ID: 384216707039590
VALIDATION: 3959
PAYMENT SERVICE E
RID 8000000031010
ARC 897285F4E4F4EB16
TERMINAL N 20986994
*NO SIGNATURE REQUIRED

08/03/24 15:30:36
CHANGE DUE 0.00
PIF Not App
YOUR RECEIPT CONTAINS A 0.50% PUBLIC
INFRASTRUCTURE FEE, PAYABLE TO THE
DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO
FINANCE PUBLIC IMPROVEMENTS IN THE
DISTRICT. THIS FEE IS NOT A TAX AND
IS CHARGED IN ADDITION TO SALES TAX.
THIS FEE BECOMES PART OF THE SALES
PRICE AND IS SUBJECT TO SALES TAX.
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Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 10/16/2024

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 10/16/2024)		\$350.08
Any questions please call Vesta WGV Office 904-747-0181			
			TOTAL AMOUNT DUE \$350.08

RECEIVED
By Tara Lee at 3:02 pm, Oct 29, 2024

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

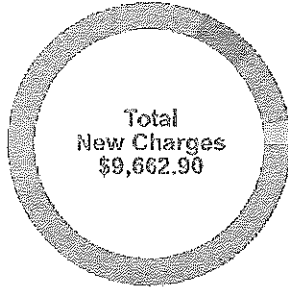
Account #: 1209880485	Amount Due \$9,662.90
Bill Date: 10/16/24	Do not pay. AutoPay will process your payment on 11/07/24.
Cycle: 14	

TOTAL SUMMARY OF CHARGES

Electric	\$	4,457.75
Water		3,820.14
Sewer		536.49
Irrigation		748.52
Other Activities.....		100.00
Total New Charges	\$	9,662.90

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

Previous Balance	\$	11,838.05
Payment(s) Received		-11,838.05
Balance Before New Charges		0.00
New Charges		9,662.90
Do not pay. AutoPay will process your payment on 11/07/24.	\$	9,662.90



- Electric \$4,457.75
- Water \$3,820.14
- Sewer \$536.49
- Irrigation \$748.52
- Other \$100.00

Handwritten notes and calculations:

- 3300 4,457.75
- 3,500.76
- 350.08
- 3,150.68
- 5320 1,704.39
- 350.08

MESSAGES



Change your light bulbs to LEDs.



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

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: 10/16/24
Do not pay. AutoPay will process your payment on 11/07/24.	TOTAL AMOUNT PAID
\$9,662.90	

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

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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.



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.



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined 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 665-8000. 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: 665-8000

Address: 1111 N. W. 11th St., Ft. Lauderdale, FL 33304

City: Ft. Lauderdale State: FL Zip Code: 33304

E-mail: customerservice@jea.com



Phone: (904) 665-6000

Online: jea.com

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
 Bill Date: 10/16/24
 Cycle: 14

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
110 ANTILA WY APT ARLT	E	\$170.01	Area Light	09/12/24 - 10/14/24	Street and Area Light Rate
Detail Charges: 21 Unit(s) 40W LED PT		149.10			
Fuel Charge		12.52			
Gross Receipts Tax		4.14			
Florida State Sales Tax		12.35			
110 ANTILA WY APT LS01	W	\$37.50	Reclaim Commercial	09/11/24 - 10/13/24	Commercial Reclaimed Irrigation Service
Detail Charges: Basic Monthly Charge		31.50			
Inspection Fee		6.00			
			Meter Number: 86514801	Days Billed: 32	Current Reading: 1629
				Reading Type: Regular	Consumption (1 cu ft = 7.48 gal): 0 GAL
121 LACAILLE AV APT IR01	W	\$151.46	Reclaim Commercial	09/17/24 - 10/16/24	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)		60.61			
			Meter Number: 71996681	Days Billed: 29	Current Reading: 3391
				Reading Type: Regular	Consumption (1 cu ft = 7.48 gal): 28000 GAL
123 CELESTA PY APT GATE	E	\$771.63	Gate	09/12/24 - 10/14/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		469.82			
Tax Exempt Fuel Cost (\$0.02985 per kWh)		223.46			
Taxable Fuel Cost (\$0.00511 per kWh)		38.25			
Gross Receipts Tax		19.30			
			Meter Number: 26189702	Days Billed: 32	Current Reading: 21452
				Reading Type: Regular	Consumption: 7486 KWH
16 ORIANA CT APT FS01	E	\$483.59	Commercial - Electric	09/12/24 - 10/14/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		289.32			
Tax Exempt Fuel Cost (\$0.02985 per kWh)		137.61			
Taxable Fuel Cost (\$0.00511 per kWh)		23.56			
Gross Receipts Tax		12.09			
			Meter Number: 24827846	Days Billed: 32	Current Reading: 25385
				Reading Type: Regular	Consumption: 4610 KWH
23 ANILA ST APT LS01	W	\$37.50	Reclaim Commercial	09/11/24 - 10/13/24	Commercial Reclaimed Irrigation Service
Detail Charges: Basic Monthly Charge		31.50			
Inspection Fee		6.00			
			Meter Number: 78582270	Days Billed: 32	Current Reading: 0
				Reading Type: Regular	Consumption (1 cu ft = 7.48 gal): 0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
29 CELESTA PY APT IR01	E	\$101.79	Area Light	09/12/24 - 10/14/24	Street and Area Light Rate
Detail Charges: 12 Unit(s) 40W LED PT		85.20			
Fuel Charge		7.17			
Gross Receipts Tax		2.37			
Florida State Sales Tax		7.05			
29 CELESTA PY APT IR01	E	\$449.87	Area Light	09/12/24 - 10/14/24	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		50.65			
Gross Receipts Tax		10.47			
Florida State Sales Tax		31.19			
29 CELESTA PY APT IR01	W	\$2,599.14	Reclaim Commercial	09/11/24 - 10/13/24	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)		2,338.19			
33 CELESTA PY	E	\$758.21	Commercial - Electric	09/12/24 - 10/14/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		461.29			
Tax Exempt Fuel Cost (\$0.02985 per kWh)		219.40			
Taxable Fuel Cost (\$0.00511 per kWh)		37.56			
Gross Receipts Tax		18.96			
33 CELESTA PY	W	\$41.22	Commercial - Water	09/11/24 - 10/13/24	Commercial Water Service
Detail Charges: Basic Monthly Charge		18.90			
Water Consumption Charge		22.32			
33 STARLIS PL	W	\$66.48	Reclaim Residential	09/11/24 - 10/13/24	Residential Reclaimed Irrigation Service
Detail Charges: Basic Monthly Charge		18.90			
Reclaimed Water Inspection Fee		6.00			
Tier 1 Consumption (1-14 kgal @ \$2.97)		41.58			
33 TALORI AV APT IR01	W	\$98.50	Reclaim Commercial	09/11/24 - 10/13/24	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)		8.65			

Electric \$551.66
Water \$2,599.14

Total New Charges For This Address \$3,150.80

Electric \$758.21
Water \$41.22

Total New Charges For This Address \$799.43

Electric \$1,537.17
 Water \$259.26
 Sewer \$536.49
 Irrigation \$748.52

Total New Charges For This Address \$3,181.44

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	Commercial - Electric	\$1,537.17	Commercial - Electric	09/12/24 - 10/14/24	General Service
Detail Charges:	Basic Monthly Charge	21.00			
	Energy Charge (\$0.06276 per kWh)	1,011.69			
	Tax Exempt Fuel Cost (\$0.02985 per kWh)	481.18			
	Taxable Fuel Cost (\$0.00511 per kWh)	82.37			
	Gross Receipts Tax	40.93			
			Meter Number	Current Reading	Reading Type
			22489790	36930	Regular
				Days Billed	Consumption
			32	32	16120 KWH
					36 KW
35 MANDARA WY	Commercial - Water/Sewer	\$259.26	Commercial - Water/Sewer	09/11/24 - 10/13/24	Commercial Water Service
Detail Charges:	Basic Monthly Charge	201.60			
	Water Consumption Charge	57.66			
			Meter Number	Current Reading	Reading Type
			79251944	2893	Regular
				Days Billed	Consumption
			32	32	31000 GAL
					(1 cu ft = 7.48 gal)
35 MANDARA WY	Commercial - Water/Sewer	\$536.49	Commercial - Water/Sewer	09/11/24 - 10/13/24	Commercial Sewer Service
Detail Charges:	Basic Monthly Charge	338.40			
	Sewer Usage Charge	198.09			
			Meter Number	Current Reading	Reading Type
			79251944	2893	Regular
				Days Billed	Consumption
			32	32	31000 GAL
					(1 cu ft = 7.48 gal)
35 MANDARA WY	Irrigation 1 - Commercial	\$748.52	Irrigation 1 - Commercial	09/11/24 - 10/13/24	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)	632.17			
			Meter Number	Current Reading	Reading Type
			78281618	21564	Regular
				Days Billed	Consumption
			32	32	160000 GAL
					(1 cu ft = 7.48 gal)
44 CALLIEL WY APT IR01	Reclaim Commercial	\$423.77	Reclaim Commercial	09/11/24 - 10/13/24	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)	307.42			
			Meter Number	Current Reading	Reading Type
			86322464	7579	Regular
				Days Billed	Consumption
			32	32	85000 GAL
					(1 cu ft = 7.48 gal)
56 CALLIEL WY APT IR01	Irrigation 1 - Electric	\$52.54	Irrigation 1 - Electric	09/12/24 - 10/14/24	General Service
Detail Charges:	Basic Monthly Charge	21.00			
	Energy Charge (\$0.06276 per kWh)	17.13			
	Tax Exempt Fuel Cost (\$0.02985 per kWh)	8.15			
	Taxable Fuel Cost (\$0.00511 per kWh)	1.40			
	Gross Receipts Tax	1.22			
	Florida State Sales Tax	3.64			
			Meter Number	Current Reading	Reading Type
			23650846	12333	Regular
				Days Billed	Consumption
			32	32	273 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
57 SOLIS AV APT LS01	W	\$79.41	Reclaim Commercial	09/11/24 - 10/13/24	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</th> </tr> </thead> <tbody> <tr> <td>78592271</td> <td>32</td> <td>1586</td> <td>Regular</td> <td>11000 GAL (1 cu ft = 7.48 gal)</td> </tr> </tbody> </table>						Meter Number	Days Billed	Current Reading	Reading Type	Consumption	78592271	32	1586	Regular	11000 GAL (1 cu ft = 7.48 gal)					
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
78592271	32	1586	Regular	11000 GAL (1 cu ft = 7.48 gal)																
65 DELANO ST	E	\$24.65	Commercial - Electric	09/12/24 - 10/14/24	General Service															
Detail Charges: Basic Monthly Charge		21.00																		
Energy Charge (\$0.06276 per kWh)		0.88																		
Tax Exempt Fuel Cost (\$0.02985 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	09/11/24 - 10/13/24	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</th> </tr> </thead> <tbody> <tr> <td>14113889</td> <td>32</td> <td>2948</td> <td>Regular</td> <td>14 KWH</td> </tr> <tr> <td>79232848</td> <td>32</td> <td>0</td> <td>Regular</td> <td>0 GAL (1 cu ft = 7.48 gal)</td> </tr> </tbody> </table>						Meter Number	Days Billed	Current Reading	Reading Type	Consumption	14113889	32	2948	Regular	14 KWH	79232848	32	0	Regular	0 GAL (1 cu ft = 7.48 gal)
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
14113889	32	2948	Regular	14 KWH																
79232848	32	0	Regular	0 GAL (1 cu ft = 7.48 gal)																

Total New Charges For This Address \$43.55

Electric \$24.65
Water \$18.90



Phone: (904) 665-6000



Online: jea.com



CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Account #: 1209880485
Bill Date: 10/16/24
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

Total Other Activities

100.00

INVOICE

Crystal Clean Pool Service Inc
9020-1 Beny 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.: M10755
Terms: Net 30
Invoice date: 11/01/2024
Due date: 12/01/2024

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

Note to customer

October

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

RECEIVED

By Tara Lee at 12:19 pm, Nov 01, 2024

First Choice Aquatics
14289 Denton Rd
Jacksonville, FL 32226-4831
USA
+2267031
firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO

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

INVOICE # 2794
DATE 11/01/2024
DUE DATE 12/01/2024
TERMS Net 30

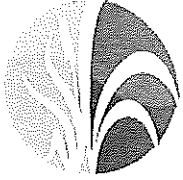
SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Lake Maintenance	Isles of Bartram Park	1	2,100.00	2,100.00

Services rendered are for the month listed above.

SUBTOTAL 2,100.00
TAX 0.00
TOTAL 2,100.00
BALANCE DUE **\$2,100.00**

RECEIVED

By Tara Lee at 12:17 pm, Nov 01, 2024



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

Invoice

Date	Invoice #
10/30/2024	2026277

Terms
Net 30

(904) 551-1017
 Customerservice@innovativefountainservices.com

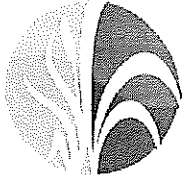
Bill To
Isles of Bartram Park CDD 475 West Town Place Ste 114 Saint Augustine, FL 32092

RECEIVED
 By Tara Lee at 10:34 am, Oct 30, 2024

Description	Qty	Amount
Estimate 3962 Completed Innovative Fountain Services propose to furnish all materials, labor, and tools to install a new 7day digital timer on the Waterfall Fountain at Celestina.		375.00

Payments/Credits Applied	\$0.00
---------------------------------	--------

Balance Due	\$375.00
--------------------	----------



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

Invoice

Date	Invoice #
11/4/2024	2026348

Terms
Net 30

(904) 551-1017

Customerservice@innovativefountainservices.com

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

RECEIVED
By Tara Lee at 2:42 pm, Nov 04, 2024

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- October		202.50
Chemicals Added		165.79

Payments/Credits Applied	\$0.00
--------------------------	--------

Balance Due	\$368.29
--------------------	-----------------

November 1, 2024

Isles of Batram Park

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 101.25

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

RECEIVED

By Tara Lee at 3:06 pm, Nov 01, 2024



INVOICE

INVOICE #	INVOICE DATE
791578	11/1/2024
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: December 1, 2024

Invoice Amount: \$3,154.09

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

RECEIVED

By Tara Lee at 12:35 pm, Oct 30, 2024

Invoice Total \$3,154.09

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 131
Invoice Date: 11/1/24
Due Date: 11/1/24
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 - November 2024		4,557.83	4,557.83
Website Administration - November 2024		100.00	100.00
Information Technology - November 2024		150.00	150.00
Dissemination Agent Services - November 2024		655.50	655.50
Office Supplies		0.27	0.27
Postage		28.86	28.86

RECEIVED
By Tara Lee at 3:44 pm, Nov 07, 2024

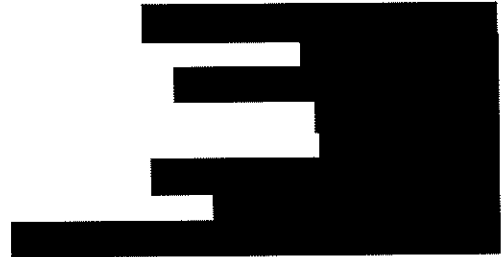
Total	\$5,492.46
Payments/Credits	\$0.00
Balance Due	\$5,492.46

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

November 6, 2024



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

Invoice No. 3479993
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

08/06/24	W. Haber	0.30	70.50	Confer with landowner regarding deed for conservation parcels
08/09/24	W. Haber	1.20	282.00	Prepare for and participate in Board meeting; confer with Oliver and Dodson regarding deed; review deed
08/20/24	A. Warner	0.60	72.00	Conference with Sweeting regarding Yellowstone proposal; draft First Amendment to Yellowstone Agreement and correspond with Haber regarding same
08/22/24	W. Haber	0.30	70.50	Review and revise first amendment to landscape maintenance agreement
08/23/24	A. Warner	0.20	24.00	Disseminate Yellowstone amendment to Sweeting
TOTAL HOURS		2.60		

RECEIVED

By Tara Lee at 9:04 am, Nov 07, 2024

KUTAK ROCK LLP

Isles of Bartram Park CDD

November 6, 2024

Client Matter No. 10623-1

Invoice No. 3479993

Page 2

TOTAL FOR SERVICES RENDERED \$519.00

TOTAL CURRENT AMOUNT DUE \$519.00



Invoice

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

Invoice # 422788
Date 11/01/2024
Terms Due on receipt
Due Date 11/01/2024
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
Total			500.00

RECEIVED
By Tara Lee at 4:44 pm, Nov 06, 2024

Celestina Master HOA, Inc

INVOICE

INVOICE DATE: 11/14/2024

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 11/14/2024) <div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED <i>By Tara Lee at 3:28 pm, Nov 21, 2024</i> </div>		\$405.13
Any questions please call Vesta WGV Office 904-747-0181			
TOTAL AMOUNT DUE			\$405.13

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	Amount Due \$10,570.92
Bill Date: 11/14/24	Do not pay. AutoPay will process your payment on 12/06/24.
Cycle: 14	

TOTAL SUMMARY OF CHARGES

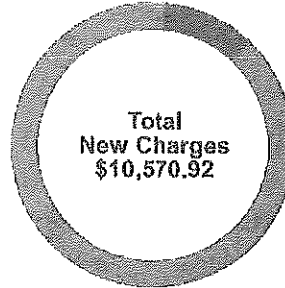
Electric	\$	3,803.13
Water		4,500.83
Sewer		990.18
Irrigation		1,276.78
Total New Charges	\$	10,570.92

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

Previous Balance	\$	9,662.90
Payment(s) Received		-9,662.90
Balance Before New Charges		0.00
New Charges		10,570.92
Do not pay. AutoPay will process your payment on 12/06/24.	\$	10,570.92

MESSAGES

- Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.
- By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.



Electric	\$3,803.13
Water	\$4,500.83
Sewer	\$990.18
Irrigation	\$1,276.78

5300 = 3803.13
 = 4051.25 (-10% of 4051.25) = 3646.13
 = 2716.54
 5335 = 405.13
 (10% of 5335)

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

Additional information on reverse side. →

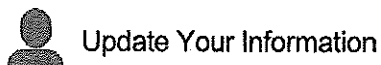
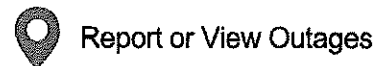


- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill; \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 1209880485	Bill Date: 11/14/24
Do not pay. AutoPay will process your payment on 12/06/24.	TOTAL AMOUNT PAID:
\$10,570.92	

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

Visit jea.com to:



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.



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.



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined 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: 665-6000 665-6250 665-6000

Address: 1000 W. US HWY 1, SUITE 100, TAMPA, FL 33606
1000 W. US HWY 1, SUITE 100, TAMPA, FL 33606

City: TAMPA State: FL Zip Code: 33606

E-mail: customerservice@jea.com

Account #: 1209880485
 Bill Date: 11/14/24
 Cycle: 14

CELESTINA MASTER PROPERTY OWNERS ASSOCIATION INC

Online: jea.com

Phone: (904) 665-6000



Service Address	Service Type	Charges	Service Point	Area Light	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	W	\$177.18 149.10 11.68 4.12 12.28	Reclaim Commercial	Street and Area Light	10/14/24 - 11/13/24	Commercial Reclaimed Irrigation Service
110 ANTILA WY APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	\$37.50 31.50 6.00	Reclaim Commercial		10/13/24 - 11/12/24	Commercial Reclaimed Irrigation Service
121 LACAILLE AV APT IR01 Detail Charges: Basic Monthly Charge Inspection Fee Tier 1 Consumption (1-14 kgal @ \$3.81)	W	\$90.84 31.50 6.00 53.34	Reclaim Commercial		10/16/24 - 11/14/24	Commercial Reclaimed Irrigation Service
123 CELESTA PY APT GATE Detail Charges: Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.02965 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax	E	\$73.83 21.00 450.11 212.65 36.65 18.47	Gate		10/14/24 - 11/13/24	General Service
16 ORIANA CT APT FS01 Detail Charges: Basic Monthly Charge Energy Charge (\$0.06276 per kWh) Tax Exempt Fuel Cost (\$0.02965 per kWh) Taxable Fuel Cost (\$0.00511 per kWh) Gross Receipts Tax	E	\$467.39 21.00 279.72 132.15 22.78 11.68	Commercial - Electric		10/14/24 - 11/13/24	General Service
23 ANILA ST APT LS01 Detail Charges: Basic Monthly Charge Inspection Fee	W	\$37.50 31.50 6.00	Reclaim Commercial		10/13/24 - 11/12/24	Commercial Reclaimed Irrigation Service

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
86614801	30	1629	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
71936681	29	3405	Regular	14000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
26189702	30	28624	Regular	7172 KWH

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24827846	30	29842	Regular	4457 KWH

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
78582270	30	0	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
29 CELESTA PY APT IR01	E	\$101.23	Area Light	10/14/24 - 11/13/24	Street and Area Light Rate
Detail Charges: 12 Unit(s) 40W LED PT		85.20			
Fuel Charge		6.67			
Gross Receipts Tax		2.36			
Florida State Sales Tax		7.02			
29 CELESTA PY APT IR01	E	\$148.07	Area Light	10/14/24 - 11/13/24	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		47.20			
Gross Receipts Tax		10.38			
Florida State Sales Tax		30.93			
29 CELESTA PY APT IR01	W	\$3,114.41	Reclaim Commercial	10/13/24 - 11/12/24	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)		2,853.46			

Electric \$547.32
Water \$3,114.41

Total New Charges For This Address \$3,661.73

33 CELESTA PY	E	\$462.23	Commercial - Electric	10/14/24 - 11/13/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		276.52			
Tax Exempt Fuel Cost (\$0.02965 per kWh)		130.64			
Taxable Fuel Cost (\$0.00511 per kWh)		22.51			
Gross Receipts Tax		11.56			
33 CELESTA PY	W	\$39.35	Commercial - Water	10/13/24 - 11/12/24	Commercial Water Service
Detail Charges: Basic Monthly Charge		18.90			
Water Consumption Charge		20.46			

Electric \$462.23
Water \$39.35

Total New Charges For This Address \$501.59

33 STARLIS PL	W	\$34.33	Reclaim Residential	10/13/24 - 11/12/24	Residential Reclaimed Irrigation Service
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)		17.89			
33 TALORI AV APT IR01	W	\$103.83	Reclaim Commercial	10/13/24 - 11/12/24	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			

Electric \$462.23
Water \$39.35

Total New Charges For This Address \$501.59

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
8906063	30	49205	Regular	673000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22953660	30	7381	Regular	4406 KWH
22953660	30	10.37	Regular	10.37 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
51405774	30	141	Regular	11000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
7872792	30	4511	Regular	17000 GAL

Electric \$1,333.81
 Water \$391.32
 Sewer \$990.18
 Irrigation \$1,276.78

Total New Charges For This Address \$3,992.09

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
35 MANDARA WY	E	\$1,333.81	Commercial - Electric	10/14/24 - 11/13/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		823.41			
Tax Exempt Fuel Cost (\$0.02965 per kWh)		389.01			
Taxable Fuel Cost (\$0.00511 per kWh)		67.04			
Gross Receipts Tax		33.35			
35 MANDARA WY	W	\$391.32	Commercial - Water/Sewer	10/13/24 - 11/12/24	Commercial Water Service
Detail Charges: Basic Monthly Charge		201.60			
Water Consumption Charge		189.72			
35 MANDARA WY	S	\$990.18	Commercial - Water/Sewer	10/13/24 - 11/12/24	Commercial Sewer Service
Detail Charges: Basic Monthly Charge		338.40			
Sewer Usage Charge		651.78			
35 MANDARA WY	I	\$1,276.78	Irrigation 1 - Commercial	10/13/24 - 11/12/24	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)		1,160.43			
44 CALLIEL WY APT IR01	W	\$503.38	Reclaim Commercial	10/13/24 - 11/12/24	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)		381.03			
56 CALLIEL WY APT IR01	E	\$523.37	Irrigation 1 - Electric	10/14/24 - 11/13/24	General Service
Detail Charges: Basic Monthly Charge		21.00			
Energy Charge (\$0.06276 per kWh)		17.07			
Tax Exempt Fuel Cost (\$0.02965 per kWh)		8.06			
Taxable Fuel Cost (\$0.00511 per kWh)		1.39			
Gross Receipts Tax		1.22			
Florida State Sales Tax		3.63			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22489790	30	37258	Regular	13120 KWH
22489790	30	.72	Regular	28.80 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
79251944	30	2995	Regular	102000 GAL (1 cu ft = 7.48 gal)

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
79251944	30	2995	Regular	102000 GAL (1 cu ft = 7.48 gal)

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
78261618	30	21846	Regular	282000 GAL (1 cu ft = 7.48 gal)

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
86322464	30	7681	Regular	102000 GAL (1 cu ft = 7.48 gal)

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
23550846	30	12605	Regular	272 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate									
57 SOLIS AV APT LS01	W	\$79.41	Reclaim Commercial	10/13/24 - 11/12/24	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"> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> <tr> <td>76582271</td> <td>30</td> <td>1597</td> <td>Regular</td> <td>11000 GAL (1 cu ft = 7.48 gal)</td> </tr> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	76582271	30	1597	Regular	11000 GAL (1 cu ft = 7.48 gal)	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption										
76582271	30	1597	Regular	11000 GAL (1 cu ft = 7.48 gal)										
65 DELANO ST	E	\$24.01	Commercial - Electric	10/14/24 - 11/13/24	General Service									
Detail Charges: Basic Monthly Charge		21.00												
Energy Charge (\$0.06276 per kWh)		0.50												
Tax Exempt Fuel Cost (\$0.02965 per kWh)		0.24												
Taxable Fuel Cost (\$0.00511 per kWh)		0.04												
Gross Receipts Tax		0.56												
Florida State Sales Tax		1.67												
65 DELANO ST	W	\$18.90	Commercial - Water	10/13/24 - 11/12/24	Commercial Water Service									
Detail Charges: Basic Monthly Charge		18.90												
			<table border="1"> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> <tr> <td>14113889</td> <td>30</td> <td>2956</td> <td>Regular</td> <td>8 KWH</td> </tr> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	14113889	30	2956	Regular	8 KWH	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption										
14113889	30	2956	Regular	8 KWH										
			<table border="1"> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> <tr> <td>79232848</td> <td>30</td> <td>0</td> <td>Regular</td> <td>0 GAL (1 cu ft = 7.48 gal)</td> </tr> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	79232848	30	0	Regular	0 GAL (1 cu ft = 7.48 gal)	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption										
79232848	30	0	Regular	0 GAL (1 cu ft = 7.48 gal)										

Total New Charges For This Address \$42.91

Electric \$24.01
Water \$18.90



Florida
GANNETT

ACCOUNT NAME Isles of Bartram Park CDD c/o GMS LLC		ACCOUNT # 789138	PAGE # 1 of 1
INVOICE # 0006748260	BILLING PERIOD Oct 1- Oct 31, 2024	PAYMENT DUE DATE November 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$68.64	

BILLING ACCOUNT NAME AND ADDRESS

Isles Of Bartram Park Cdd C/O Gms Llc
Shelby Stephens
475 W. Town Pl. Ste. 114
St Augustine, FL 32092-3649



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

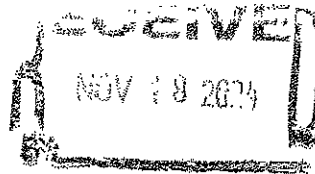
FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
10/1/24	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/28/24	10697352	SAG St Augustine Record	November Meeting		\$68.64



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	\$68.64
Service Fee 3.99%	\$2.74
*Cash/Check/ACH Discount	-\$2.74
*Payment Amount by Cash/Check/ACH	\$68.64
Payment Amount by Credit Card	\$71.38

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Isles of Bartram Park CDD c/o GMS LLC		789138		0006748260		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$68.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$71.38
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000789138000000000000000067482600000686467179

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:

10/28/2024

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 10/28/2024

Legal Clerk

Keegan Cleoran
MH

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$68.64	
Tax Amount:	\$0.00	
Payment Cost:	\$68.64	
Order No:	10697352	# of Copies:
Customer No:	789138	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Friday, November 8, 2024 at 9:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

High Tide Electric

9758 Redbird Creek Dr S
Jacksonville, FL 32221 US
+1 9043432153
carlton.hightideelectric@gmail.com



**HIGH TIDE
ELECTRIC**

INVOICE

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

INVOICE 112024-1
DATE 11/20/2024
TERMS Net 30
DUE DATE 12/20/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/15/2024	Labor	Installed 3 post with GFI outlets and weatherproof covers in entrance island for holiday lighting. Used underground boxes to extend wiring to new power post. Verified that all receptacles were working properly after install.	1	750.00	750.00
	Material		1	427.76	427.76

BALANCE DUE **\$1,177.76**

RECEIVED

By Tara Lee at 4:18 pm, Nov 20, 2024

First Choice Aquatics
14289 Denton Rd
Jacksonville, FL 32226-4831
USA
+2267031
firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO

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

INVOICE # 2837
DATE 12/01/2024
DUE DATE 12/31/2024
TERMS Net 30

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

Celestina: 4 Fountains

SUBTOTAL 400.00
TAX 0.00
TOTAL 400.00
BALANCE DUE **\$400.00**

RECEIVED

By Tara Lee at 11:35 am, Dec 02, 2024

First Choice Aquatics
14289 Denton Rd
Jacksonville, FL 32226-4831
USA
+2267031
firstchoiceaquaticsjax@gmail.com

INVOICE

BILL TO

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

INVOICE # 2852
DATE 12/01/2024
DUE DATE 12/31/2024
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	\$2,100.00

RECEIVED

By Tara Lee at 11:16 am, Dec 03, 2024



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

Invoice

Date	Invoice #
11/27/2024	2026490

Terms
Net 30

(904) 551-1017

Customerservice@innovativefountainservices.com

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

RECEIVED
By Tara Lee at 9:32 am, Dec 02, 2024

Description	Qty	Amount
Monthly Stationary Maintenance Waterfall Fountain- November		202.50
Chemicals Added		69.70
Chlorinator O-Ring Replacement		15.40

Payments/Credits Applied	\$0.00
--------------------------	--------

Balance Due	\$287.60
--------------------	-----------------

INVOICE

Crystal Clean Pool Service Inc
9020-1 Bery 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.: M10914
Terms: Net 30
Invoice date: 12/01/2024
Due date: 12/31/2024

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

Note to customer

November

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

RECEIVED

By Tara Lee at 4:47 pm, Dec 03, 2024

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 132

Invoice Date: 12/1/24

Due Date: 12/1/24

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 - December 2024		4,557.83	4,557.83
Website Administration - December 2024		100.00	100.00
Information Technology - December 2024		150.00	150.00
Dissemination Agent Services - December 2024		655.50	655.50
Office Supplies		0.48	0.48
Postage		11.04	11.04
Copies		22.95	22.95

Total \$5,497.80

Payments/Credits \$0.00

Balance Due \$5,497.80

RECEIVED
By Tara Lee at 11:55 am, Dec 04, 2024

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 5, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3495956
10623-1

Re: Isles of Bartram Park CDD - General

For Professional Legal Services Rendered

09/18/24	S. Sandy	0.10	38.50	Coordinate response to the Florida Office of Economic and Demographic Research's Water and Land Survey
----------	----------	------	-------	--

TOTAL HOURS 0.10

TOTAL FOR SERVICES RENDERED \$38.50

TOTAL CURRENT AMOUNT DUE \$38.50

RECEIVED
By Tara Lee at 9:33 am, Dec 06, 2024



Invoice

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

Invoice # 423367
Date 12/01/2024
Terms Due on receipt
Due Date 12/01/2024
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
Total			500.00

RECEIVED
By Tara Lee at 11:31 am, Dec 05, 2024



INVOICE

For: GOVERNMENTAL MANAGEMENT SERVICES LLC
475 WEST TOWN PLACE
SUITE 114
WORLD GOLF VILLAGE
ST AUGUSTINE, FL 32092
United States

Invoice Number: 00252-24-0001383
Invoice Date: Dec 4, 2024
Due Date: Jan 3, 2025
Account Number: 2414100832-INV
Cycle Date: Nov 5, 2024
Legacy Ref#: ISLES2015A
Currency: USD

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

Table with 2 columns: Description and Amount. Rows include INVOICE, Total Payable Amount (4,400.00 USD), Current Period Subtotal (4,400.00 USD), Current Period Total (4,400.00 USD), Satisfied to Date (0.00 USD), and Balance Due (4,400.00 USD).

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

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 00252-24-0001383

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

RECEIVED
By Tara Lee at 9:33 am, Dec 12, 2024



Details for ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2015

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Administration Fee					4,400.00
For the period: Nov 5, 2023 to Nov 4, 2024					
Flat Fee		4,400.00		4,400.00	4,400.00
Total					

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

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Billing Stub

GOVERNMENTAL MANAGEMENT
SERVICES LLC

Invoice Number: 00252-24-0001383
Account Number: 2414100832-INV
Invoice Date: Dec 4, 2024
Cycle Date: Nov 5, 2024

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

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



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

Invoice

Date	Invoice #
12/9/2024	2026549

Terms
Net 30

(904) 551-1017

Customerservice@innovativefountainservices.com

Bill To

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

Description	Qty	Amount
Innovative Fountain Services propose to furnish all materials, labor, and tools to install a new motor with all associated seals and gaskets for the entry waterfall fountain at Celestina.		865.00

Payments/Credits Applied	\$0.00
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Balance Due	\$865.00
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RECEIVED

By Tara Lee at 10:21 am, Dec 12, 2024

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
December 12, 2024	\$61,490.85	Bernadette Peregrino

Payable to:

Isles of Bartram Park #29 - 2015

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200
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Intended Use of Funds Requested:

\$ 1,654.35 11/5/24 DIST 1
\$ 14,461.29 11/15/24 DIST 2
\$ 12,449.30 11/19/24 DIST 3
\$ 32,925.91 12/6/24 DIST 4
\$ <u>61,490.85</u>
<i>(Attach supporting documentation for request.)</i>

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
December 12, 2024	\$52,189.34	Bernadette Peregrino

Payable to:

Isles of Bartram Park #30 -2017

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10300
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Intended Use of Funds Requested:

\$	1,404.11	11/5/24	DIST 1
\$	12,273.78	11/15/24	DIST 2
\$	10,566.13	11/19/24	DIST 3
\$	27,945.32	12/6/24	DIST 4
\$	<u>52,189.34</u>		
<i>(Attach supporting documentation for request.)</i>			



INVOICE

INVOICE #	INVOICE DATE
814729	12/3/2024
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: January 2, 2025

Invoice Amount: \$3,154.09

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

RECEIVED
By Tara Lee at 4:46 pm, Dec 03, 2024

Invoice Total \$3,154.09

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



INVOICE

INVOICE #	INVOICE DATE
821686	12/12/2024
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: January 11, 2025

Invoice Amount: \$2,139.00

Description	Current Amount
Winter Annual Rotation 12/1/2024	
Landscape Enhancement SUBCONTRACT	\$2,139.00

RECEIVED
By Tara Lee at 12:59 pm, Dec 12, 2024

Invoice Total \$2,139.00

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

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 26580
Date 12/16/2024

SERVICE**AMOUNT**

Project: Arbitrage - Series 2015 FYE 10/31/24
Arbitrage Services

Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

RECEIVED

By Tara Lee at 11:36 am, Dec 17, 2024

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.