

BARTRAM SPRINGS
Community Development District

July 12, 2021

Bartram Springs

Community Development District

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

June 7, 2021

Board of Supervisors
Bartram Springs Community
Development District

Dear Board Members:

The regular Board of Supervisors meeting of the Bartram Springs Community Development District will be held Monday, June 14, 2021, at 8:30 a.m. at the Bartram Springs Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of Minutes of the June 1, 2021 Special Meeting and the June 14, 2021 Meeting
- IV. Consideration of Resolution 2021-06, Ratifying Actions Related to Series 2021 Bond Issue
- V. Acceptance of Fiscal Year 2020 Audit Report
- VI. Public Hearing Adopting the Budget for Fiscal Year 2022
 - A. Consideration of Resolution 2021-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
- VII. Discussion of HOA Request for Storage Building
- VIII. Consideration of Suspension of Resident's Access Privileges Due to Violations of District Amenities Policies
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager - Report
 - E. Operation Manager - Report
- X. Supervisor's Request and Audience Comments
- XI. Financial Statements
 - A. Balance Sheet as of May 31, 2021 and Statement of Revenue & Expenditures for the Period Ending May 31, 2021
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Action Items for Follow-Up

XIII. Next Scheduled Meeting – August 9, 2021 at 8:30 a.m. @ Bartram Springs Club
Amenity Center

XIV. Adjournment

Enclosed for your review and approval is a copy of the minutes of the June 1, 2021 special meeting and the June 14, 2021 meeting.

The fourth order of business is consideration of Resolution 2021-06, which is enclosed for your review.

The fifth order of business is acceptance of the Fiscal Year 2020 audit report, which is enclosed for your review.

The sixth order of business is the public hearing to adopt the budget for Fiscal Year 2022. Enclosed is a copy of the proposed budget along with a copy of Resolution 2021-07 and Resolution 2021-08.

A copy of the General Manger's report is enclosed for your review.

A copy of the Operation Manager's report is enclosed for your review.

Enclosed are the financials, assessment receipt schedule and check register.

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

Sincerely,

James Oliver

James Oliver
Manager

cc:	Roy Deary	Winslow Wheeler
	Scott Wild	Sue O'Lear
	Dan Fagen	Carl Eldred
	Darrin Mossing	George Katsaras

AGENDA

Bartram Springs Community Development District

Monday
July 12, 2021
6:00 p.m.

Bartram Springs Club Amenity Center
14530 Cherry Lake Drive
Jacksonville, Florida

District Website: www.BartramSpringsCDD.com

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- XII. Action Items for Follow-Up
- XIII. Next Scheduled Meeting – August 9, 2021 at 8:30 a.m. @ Bartram Springs Club Amenity Center
- XIV. Adjournment

THIRD ORDER OF BUSINESS

BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Tuesday, June 1, 2021 at 9:10 a.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Kevin Colcord	Chairman
Andrew Walden	Vice Chairman
James Chipman	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	District Counsel (by telephone)
George Katsaras	District Engineer (by telephone)
Sete Zare	MBS Capital Markets, LLC (by telephone)

The following is a summary of the actions taken at the June 1, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 9:10 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of Bond Refinancing

Mr. Eldred gave an overview of the revised term sheet with a change in terms.

Ms. Zare reviewed the terms of the revised proposal from Hancock Whitney Bank that reflected a savings in debt service assessments.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the revised term sheet from Hancock Whitney Bank dated May 18, 2021 for the refinancing was approved.

FOURTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 14, 2021 at
8:30 a.m. @ Bartram Springs Amenity Center**

Mr. Oliver stated the next meeting is scheduled for June 14, 2021 at 8:30 a.m. in the same location.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the meeting adjourned at 9:19 a.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Monday, June 14, 2021 at 8:30 a.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Kevin Colcord	Chairman
Andrew Walden	Vice Chairman
James Chipman	Supervisor
Derri Lassiter Young	Supervisor
Stephanie McKinney	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	District Counsel
George Katsaras	District Engineer (by telephone)
Sue O'Lear	General Manager
Stephanie Taylor	Assistant Amenity Center Manager
Winslow Wheeler	Property Operations Manager
Dan Fagen	Vesta/Amenity Services Group
Sete Zare	MBS Capital Markets, LLC (by telephone)
Niyala Harrison	Greenberg Traurig (by telephone)

The following is a summary of the actions taken at the June 14, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 8:30 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident outlined the need of a children's library and will work with Ms. O'Lear to provide this amenity.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 10, 2021 Meeting

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the minutes of the May 10, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Matters Related to Bond Refinancing

Mr. Eldred stated we had a special meeting to bring revised terms to the board. At the last regularly scheduled meeting the board accepted the refinancing terms presented by Hancock Whitney Bank, they soon after came back when they realized there was a mistake in the calculations due to a change in interest rates. Having looked at the interest rates and negotiated with the bank the waiver of their fee, it was still clear to the financing team that Hancock Whitney still provided the best refinancing terms for the district that resulted in a significant savings to the district and its residents. As a consequence, we needed to schedule that special meeting so the board could approve those revised terms. The board approved those terms and consequently your financing team moved forward with preparing the necessary documents to pre-close and sign all the documents, and close on Wednesday.

Ms. Zare stated not only did we reduce the district's outstanding principal, but we also provided debt service savings.

A. Consideration of Delegation Resolution 2021-04

Ms. Harrison reviewed in detail Resolution 2021-04, copy of which is attached hereto and made a part hereof.

On MOTION by Mr. Walden seconded by Mr. Chipman with all in favor Resolution 2021-04 was approved.

B. Consideration of Supplemental Assessment Resolution 2021-05

Mr. Eldred stated essentially this sets forth the terms of the 2021 Bonds and certifies the amount of the lien of the special assessments that secure the 2021 Bonds. Attached to this document is a supplemental special assessment methodology report and we are looking to approve and ratify that. It details how the assessments will be applied.

Mr. Oliver stated the assessment methodology report includes the executive summary that outlines the history of the district; discussion of the Series 2021 Bonds; allocation of assessments methodology, the final assessment rolls, and a series of tables. At the May meeting, the board made a decision to refund these bonds at a lower interest rate. The savings will go back to the landowners and residents in the form of lower debt service assessments. The bonds for the original infrastructure were issued in 2003. The District refunded those bonds in 2006 and again in 2016, and now again in 2021. Table 1 is the development program, table 2 is the sources and uses of these bond funds, table 3 is the allocation methodology and the final assessment rolls.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor Resolution 2021-05 was approved.

FIFTH ORDER OF BUSINESS**Discussion of HOA Request for Storage Building**

This item tabled.

SIXTH ORDER OF BUSINESS**Discussion of Fiscal Year 2022 Approved Budget**

Mr. Oliver stated you approved the proposed budget at your May meeting and will adopt it at your July meeting. We will be sending mailed notice to all landowners of the increase in O&M assessments.

SEVENTH ORDER OF BUSINESS**Discussion of Dog Park Improvements**

Ms. Young stated Winslow and I have met extensively, discussed comments from the survey that Sue sent out and the most requested items were a shaded covering, agility, and separation between large and small dogs, but no matter what, we had to fix the erosion around the lake. There will be two fences to separate the dogs and a gate to the lake if your dog wants to swim. Winslow has quotes for square footage for a platform and small covering, agility and we already have a quote for the erosion control.

After discussion by the board, the operations manager will consult with the engineer about erosion issues and solutions and a detailed presentation will be made for the dog park without the pond being part of it at the August 9, 2021 meeting.

EIGHTH ORDER OF BUSINESS

Ratification of Fiscal Year 2021 & 2022 Lake Doctors Agreement

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the fiscal year 2021 & 2022 agreement with Lake Doctors was ratified.

NINTH ORDER OF BUSINESS

Consideration of Renewals of Existing Agreements:

- A. VerdeGo**
- B. Vesta**

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the agreement with VerdeGo in the amount of \$183,767.38 was approved.

On MOTION by Mr. Walden seconded by Mr. Colcord with all in favor the agreement with Vesta was renewed for fiscal year 2022 in accordance with the budget.

TENTH ORDER OF BUSINESS

Update Regarding Comcast Revenue

Mr. Oliver stated next is an update on the Comcast revenue. In your agenda packet is the statement from January through March in the amount of \$5,418.29.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Mr. Eldred stated the previously approved dog park policies are still in effect and will be incorporated into the amenity policies.

- B. Engineer**

There being none, the next item followed.

2. District Manager – Report on the Number of Registered Voters (3,494)

In your agenda packet is a copy of the letter from the Duval County Supervisor of Elections office states there are 3,494 registered voters residing within the District. The District is required by Florida Statutes to put that information on the record each year.

2. General Manager – Report

Ms. O’Lear introduced Stephanie Taylor, the new assistant amenity manager and discussed the following: use and location of bounce houses for private events on CDD property, liability insurance for all vendors, monitor unauthorized recreation field use, use of personal trainers on trial basis,

E. Operation Manager – Report

1. Report

A copy of the operation manager’s report was included in the agenda package.

2. Blinds Proposal

On MOTION by Mr. Chipman seconded by Ms. McKinney with all in favor the proposal for blinds at the amenity center from Blind Guys in the amount of \$2,800 was approved.

Mr. Wheeler stated the benches have arrived and will be installed as soon as possible, sidewalks on CDD property need repair by the city.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Additional items of discussion: VerdeGo not meeting project deadlines and not showing up, treat weeds, gym equipment that needs repair, weekly drive through inspection of all common areas to ensure they are addressed on a weekly basis, request for dog training, disposition of old furniture, incident reports, report of ticks near athletic fields, communications from HOA should be clearly marked to avoid confusion between HOA and CDD matters, replace sign for women’s room at gym, need better deck management by swim team staff swim team practices additional staff per their agreement, Cherry Lake street sign needs to be replaced, there is trash/algae in Lake at East Myrtle.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of April 30, 2021 and Statement of Revenues and Expenses for the Period Ending April 30, 2021

A copy of the financials was included in the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

C. Approval of Check Register

On MOTION by Mr. Walden seconded by Ms. McKinney with four in favor and Mr. Chipman abstaining due to a conflict of interest the UV Disinfection invoices were approved.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the balance of the check register was approved.

FOURTEENTH ORDER OF BUSINESS Action Items for Follow-Up

Mr. Oliver stated action items for follow-up, I will do meeting notes later today and send them to the board.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 12, 2021 at 6:00 p.m. @ Bartram Springs Amenity Center

Mr. Oliver stated the next scheduled meeting will be July 12, 2021 at 6:00 p.m.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the meeting adjourned at 10:44 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2021- 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE ISSUANCE OF THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT'S SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2021; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bartram Springs Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Jacksonville, Florida; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including roadways, stormwater management and control facilities, utilities, recreational facilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and sale of bonds within the scope of Chapter 190, Florida Statutes; and

WHEREAS, the District on June 1, 2021, accepted and executed the proposal dated May 18, 2021 (the "Proposal") of Hancock Whitney Bank, a Mississippi state chartered bank, to purchase the Bartram Springs Community Development District Special Assessment Refunding Bonds, Series 2021 (the "Series 2021 Bonds"), in private placement at the terms and conditions provided therein; and

WHEREAS, the District on June 16, 2021, closed on the sale of its Series 2021 Bonds; and

WHEREAS, as prerequisites to the issuance of these Series 2021 Bonds, the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and District Staff, including the District Manager, District Secretary, District Financial Advisor, District Engineer, and District Counsel, were required to execute and deliver various documents including, but not limited to, a Fifth Supplemental Trust Indenture, dated June 1, 2021; a specimen of the Series 2021 Bonds; various certificates of the District; a Request and Authorization for Authentication and Delivery of 2021 Bonds; certificates of the Trustee; certificates of the District Secretary; a Certificate of Assessment Consultant; a Supplemental Assessment Methodology Report dated June 9, 2021; and opinions of counsel to the District (the "Closing Documents"); and

WHEREAS, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2021 Bonds and the imposition of special assessments

securing the Bonds, including Resolutions 2003-05; 2007-01; 2007-02; 2007-04; 2007-05; 2016-02, 2016-03, 2016-05; 2016-06 2021-04; and 2021-05.

WHEREAS, the District finds that the sale, closing, and issuance of the Series 2021 Bonds was in the best interests of the District, and the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Secretary, Assistant Secretaries, and District Staff in closing the issuance of the Series 2021 Bonds; and

WHEREAS, the District has incurred or will incur certain expenses in finalizing the sale, closing, and issuance of the Series 2021 Bonds, the costs of which are reflected in **Exhibit A** attached hereto; and

WHEREAS, the District finds the expenses incurred in finalizing the closing and issuance of the Series 2021 Bonds to be reasonable and in the best interests of the District, and the District desires to ratify payments made in relation to the closing and issuance of the Series 2021 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2021 Bonds and the adoption of resolutions relating to the Series 2021 Bonds under the terms and conditions set forth in the Proposal serve a public purpose and are in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 2. The resolutions levying and imposing the special assessments securing the Series 2021 Bonds remain in full force and effect and are hereby ratified and confirmed in all respects.

SECTION 3. The actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2021 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on June 16, 2021, are hereby ratified, approved, and confirmed in all respects.

SECTION 4. Exhibit A to this resolution reflects reasonable costs that have been or will be incurred in finalizing the sale, closing, and issuance of the Series 2021 Bonds necessary for financing the installation and construction of District infrastructure. The costs reflected in Exhibit A are hereby ratified and approved.

SECTION 5. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution or any part of this Resolution not held to be invalid or unenforceable.

SECTION 6. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of July, 2021.

ATTEST:

**BARTRAM SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Kevin Colcord, Chairman,
Board of Supervisors

Print Name

Exhibit A: Costs of Issuance

EXHIBIT A

Cost of Issuance	Amount
Contingency	6,864.75
Placement Agent Fee	189,687.50
District Manager	12,500.00
Assessment Consultant	15,000.00
Bond Counsel	47,000.00
District Counsel	35,000.00
Bank Counsel	6,500.00
Trustee	6,125.00
Trustee Counsel	5,750.00
Verification Agent	2,500.00
	326,927.25

FIFTH ORDER OF BUSINESS

**Bartram Springs
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

Bartram Springs Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Bartram Springs Community Development District
Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Bartram Springs Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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To the Board of Supervisors
Bartram Springs Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Bartram Springs Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 15, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bartram Springs Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2021

Bartram Springs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020

Management's discussion and analysis of Bartram Springs Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Bartram Springs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(10,266,578) (net position). Net investment in capital assets was \$(2,347,824), restricted net position was \$214,434 and unrestricted net position was \$(8,133,188).
- ◆ Governmental activities revenues totaled \$2,756,091 while governmental activities expenses totaled \$2,259,498.

**Bartram Springs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, deferred outflows of resources liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 350,433	\$ 233,299
Restricted assets	1,052,512	1,062,514
Capital assets, net	3,630,066	3,973,946
Deferred outflows	1,549,447	1,663,545
Total Assets and Deferred Outflows	6,582,458	6,933,304
Current liabilities	1,129,036	1,136,475
Non-current liabilities	15,720,000	16,560,000
Total Liabilities	16,849,036	17,696,475
Net investment in capital assets	(2,347,824)	(4,899,979)
Net position - restricted	214,434	79,463
Net position - unrestricted	(8,133,188)	(5,942,655)
Total Net Position	<u>\$(10,266,578)</u>	<u>\$(10,763,171)</u>

The increase in current assets is related to the increase in cash in the Capital Projects Fund.

The decrease in capital assets is mainly related to depreciation in the current year.

The decrease in non-current liabilities is related to principal payments in the current year.

The increase in net position is the result of revenues exceeding expenses in the current year.

**Bartram Springs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 2,709,948	\$ 2,589,069
General Revenues		
Investment earnings	14,069	33,538
Miscellaneous	32,074	105,873
Total Revenues	<u>2,756,091</u>	<u>2,728,480</u>
Expenses		
General government	198,916	246,001
Physical environment	342,201	387,752
Culture/recreation	974,420	991,270
Interest and other charges	743,961	773,654
Total Expenses	<u>2,259,498</u>	<u>2,398,677</u>
Change in Net Position	496,593	329,803
Net Position - Beginning of Year	<u>(10,763,171)</u>	<u>(11,092,974)</u>
Net Position - End of Year	<u><u>\$ (10,266,578)</u></u>	<u><u>\$ (10,763,171)</u></u>

The increase in charges for services is related to a budgeted increase in special assessments in the current year.

The decrease in miscellaneous revenues is primarily related to litigation settlement income received in the prior year.

The decrease in general government is related to the legal costs associated with the settlement in the prior year.

The decrease in physical environment is related to the decrease in repairs expenses in the current year.

**Bartram Springs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2020 and 2019:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Capital assets not being depreciated:		
Construction in progress	<u>\$ 1,373,649</u>	<u>\$ 1,373,649</u>
Capital assets being depreciated:		
Buildings and improvements	5,517,133	5,495,052
Infrastructure	1,674,905	1,674,905
Equipment	335,299	330,319
Accumulated depreciation	<u>(5,270,920)</u>	<u>(4,899,979)</u>
Total Capital Assets, depreciated	<u>2,256,417</u>	<u>2,600,297</u>
Total Capital Assets	<u><u>\$ 3,630,066</u></u>	<u><u>\$ 3,973,946</u></u>

During the year, depreciation was \$370,941, and additions to capital assets were \$27,061.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less water/wastewater and maintenance expenditures than were anticipated.

The September 30, 2020 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ♦ In February 2016, the District issued \$18,030,000 Series 2016-1 Special Assessment Refunding Bonds and \$1,600,000 Series 2016-2 Special Assessment Bonds. These bonds were issued to refund and redeem the Series 2006 Special Assessments and Special Assessments Refunding Bonds and finance the costs of the Series 2016 Project. The balance of the Series 2016-1 and Series 2016-2 Bonds were \$14,950,000 and \$1,600,000, respectively.

**Bartram Springs Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Bartram Springs Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

Request for Information

The financial report is designed to provide a general overview of Bartram Springs Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Bartram Springs Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Bartram Springs Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 252,003
Investments	47,408
Prepaid expenses	50,302
Deposits	720
Total Current Assets	<u>350,433</u>
Non-Current Assets	
Restricted Assets	
Investments	1,052,512
Capital Assets	
Construction in progress	1,373,649
Infrastructure	1,674,905
Buildings and improvements	5,517,133
Equipment	335,299
Accumulated depreciation	<u>(5,270,920)</u>
Total Non-Current Assets	<u>4,682,578</u>
Total Assets	<u>5,033,011</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>1,549,447</u>
 LIABILITIES	
Current Liabilities	
Accounts payable	18,952
Unearned revenues	24,938
Bonds payable	830,000
Accrued interest	255,146
Total Current Liabilities	<u>1,129,036</u>
Non-Current Liabilities	
Bonds payable, net	<u>15,720,000</u>
Total Liabilities	<u>16,849,036</u>
 NET POSITION	
Net investment in capital assets	(2,347,824)
Restricted for debt service	112,216
Restricted for capital projects	102,218
Unrestricted	<u>(8,133,188)</u>
Total Net Position	<u><u>\$ (10,266,578)</u></u>

See accompanying notes to financial statements.

Bartram Springs Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (198,916)	\$ 227,970	\$ 29,054
Physical environment	(342,201)	287,544	(54,657)
Culture/recreation	(974,420)	755,608	(218,812)
Interest and other charges	(743,961)	1,438,826	694,865
Total Governmental Activities	<u>\$ (2,259,498)</u>	<u>\$ 2,709,948</u>	<u>450,450</u>
		General Revenues	
		Miscellaneous revenues	32,074
		Investment income	14,069
		Total General Revenues	<u>46,143</u>
		Change in Net Position	496,593
		Net Position - October 1, 2019	<u>(10,763,171)</u>
		Net Position - September 30, 2020	<u>\$ (10,266,578)</u>

See accompanying notes to financial statements.

Bartram Springs Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 149,785	\$ -	\$ 102,218	\$ 252,003
Investments	47,408	-	-	47,408
Prepaid expenses	50,302	-	-	50,302
Deposits	720	-	-	720
Restricted assets				
Cash and investments, at fair value	-	1,052,512	-	1,052,512
Total Assets	\$ 248,215	\$ 1,052,512	\$ 102,218	\$ 1,402,945
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 18,952	\$ -	\$ -	\$ 18,952
Unearned revenues	24,938	-	-	24,938
Total Liabilities	43,890	-	-	43,890
FUND BALANCES				
Nonspendable				
Prepays	50,302	-	-	50,302
Deposits	720	-	-	720
Restricted:				
Debt service	-	1,052,512	-	1,052,512
Capital projects	-	-	102,218	102,218
Unassigned	153,303	-	-	153,303
Total Fund Balances	204,325	1,052,512	102,218	1,359,055
Total Liabilities and Fund Balances	\$ 248,215	\$ 1,052,512	\$ 102,218	\$ 1,402,945

See accompanying notes to financial statements.

Bartram Springs Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances	\$ 1,359,055
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$1,373,649, buildings and improvements, \$5,517,133, infrastructure, \$1,674,905, and equipment, \$335,299, net of accumulated depreciation, \$(5,270,920), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	3,630,066
Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.	1,549,447
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(16,550,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(255,146)</u>
Net Position of Governmental Activities	<u><u>\$ (10,266,578)</u></u>

See accompanying notes to financial statements.

Bartram Springs Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 1,271,122	\$ 1,438,826	\$ -	\$ 2,709,948
Miscellaneous revenues	32,074	-	-	32,074
Investment income	393	13,676	-	14,069
Total Revenues	<u>1,303,589</u>	<u>1,452,502</u>	<u>-</u>	<u>2,756,091</u>
Expenditures				
Current				
General government	198,916	-	-	198,916
Physical environment	250,898	-	35,473	286,371
Culture/recreation	659,309	-	-	659,309
Capital outlay	-	-	27,061	27,061
Debt service				
Principal	-	820,000	-	820,000
Interest	-	642,505	-	642,505
Total Expenditures	<u>1,109,123</u>	<u>1,462,505</u>	<u>62,534</u>	<u>2,634,162</u>
Excess of revenues over/(under) expenditures	<u>194,466</u>	<u>(10,003)</u>	<u>(62,534)</u>	<u>121,929</u>
Other Financing Sources/(Uses)				
Transfers in	-	53	170,000	170,053
Transfers out	<u>(170,000)</u>	<u>-</u>	<u>(53)</u>	<u>(170,053)</u>
Total other financing sources/(uses)	<u>(170,000)</u>	<u>53</u>	<u>169,947</u>	<u>-</u>
Net Change in Fund Balances	24,466	(9,950)	107,413	121,929
Fund Balances - October 1, 2019	<u>179,859</u>	<u>1,062,462</u>	<u>(5,195)</u>	<u>1,237,126</u>
Fund Balances - September 30, 2020	<u>\$ 204,325</u>	<u>\$ 1,052,512</u>	<u>\$ 102,218</u>	<u>\$ 1,359,055</u>

See accompanying notes to financial statements.

Bartram Springs Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	\$ 121,929
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount capital outlay, \$27,061, was exceeded by depreciation, \$(370,941), in the current period.	(343,880)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement, but such repayments reduce liabilities in the Statement of Net Position.	820,000
The deferred amount of refunding is amortized in the Statement of Activities, but not in the governmental funds. This is the amount of amortization in the current year.	(114,098)
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year accrual.	<u>12,642</u>
Change in Net Position of Governmental Activities	<u><u>\$ 496,593</u></u>

See accompanying notes to financial statements.

Bartram Springs Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$1,266,292	\$1,266,292	\$1,271,122	\$ 4,830
Miscellaneous revenues	16,000	16,000	32,074	16,074
Investment income	1,000	1,000	393	(607)
Total Revenues	<u>1,283,292</u>	<u>1,283,292</u>	<u>1,303,589</u>	<u>20,297</u>
Expenditures				
Current				
General government	187,283	187,283	198,916	(11,633)
Physical environment	279,208	279,208	250,898	28,310
Culture/recreation	646,801	646,801	659,309	(12,508)
Total Expenditures	<u>1,113,292</u>	<u>1,113,292</u>	<u>1,109,123</u>	<u>4,169</u>
Excess of revenues over/(under) expenditures	<u>170,000</u>	<u>170,000</u>	<u>194,466</u>	<u>24,466</u>
Other Financing Sources/(Uses)				
Transfers out	<u>(170,000)</u>	<u>(170,000)</u>	<u>(170,000)</u>	<u>-</u>
Net Change in Fund Balances	<u>-</u>	<u>-</u>	<u>24,466</u>	<u>24,466</u>
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>179,859</u>	<u>179,859</u>
Fund Balances - September 30, 2020	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 204,325</u>	<u>\$ 204,325</u>

See accompanying notes to financial statements.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on September 17, 2002, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Rule 42HH-1.001-1.003, Florida Administrative Code of the Florida Land and Water Adjudicatory Commission, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Bartram Springs Community Development District. The District is governed by a Board of Supervisors who are elected to four year and two-year terms. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Bartram Springs Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include construction in progress, infrastructure, buildings and improvements and equipment are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Improvements	20 years
Equipment	10 years

d. Deferred Outflows of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds (\$1,359,055) differs from “net position” of governmental activities (\$(10,266,578)) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (land, buildings and improvements, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 1,373,649
Infrastructure	1,674,905
Buildings and improvements	5,517,133
Equipment	335,299
Accumulated depreciation	<u>(5,270,920)</u>
Total	<u>\$ 3,630,066</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	<u>\$ (16,550,000)</u>
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Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Deferred amount on refunding

The difference between the outstanding balance of the old debt and the cost of the new debt is a deferred outflow of resources. This balance is amortized over the life of the new debt. The unamortized balance is reflected as deferred amount on refunding.

Deferred amount on refunding, net	\$ <u>1,549,447</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(255,146)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds (\$121,929) differs from the “change in net position” for governmental activities (\$496,593) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 27,061
Depreciation	<u>(370,941)</u>
Total	<u>\$ (343,880)</u>

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

When long-term debt is issued for governmental activities, the resources obtained are recognized as an other financing source at the fund level. At the government-wide level, however, the new debt increases non-current liabilities. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Payments on long-term debt	\$ 820,000
Accrued interest	12,642
Deferred amount on refunding amortization	<u>(114,098)</u>
Total	<u><u>\$ 718,544</u></u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$267,671 and the carrying value was \$252,003. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
Money Market Mutual Fund	N/A	\$ 39,696
Local Government Surplus Fund	48 Days*	7,712
First American Government Obligation Fund	44 Days*	<u>1,052,512</u>
Total		<u><u>\$ 1,099,920</u></u>

* Weighted Average Maturity

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in First American Government Obligation Fund is a Level 1 asset.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. Both the First American Government Obligation Funds and the Local Government Surplus Funds are rated AAAM by Standards & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Money Market funds represents approximately 4% of the District's total investments. Local Government Surplus Funds represents less than 1% of the District's total investments. The remaining 95% is represented by First American Government Obligation Funds.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually for the term of the bond. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Directly collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance 10/1/19	Additions	Deletions	Balance 09/30/20
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Construction in progress	\$ 1,373,649	\$ -	\$ -	\$ 1,373,649
Capital assets, being depreciated:				
Infrastructure	1,674,905	-	-	1,674,905
Buildings and improvements	5,495,052	22,081	-	5,517,133
Equipment	330,319	4,980	-	335,299
Total Capital Assets, Being Depreciated	7,500,276	27,061	-	7,527,337
Less accumulated depreciation for:				
Infrastructure	(836,526)	(55,830)	-	(892,356)
Buildings and improvemnets	(3,960,392)	(281,747)	-	(4,242,139)
Equipment	(103,061)	(33,364)	-	(136,425)
Total Accumulated Depreciation	(4,899,979)	(370,941)	-	(5,270,920)
Total Capital Assets Depreciated, Net	2,600,297	(343,880)	-	2,256,417
Governmental Activities Capital Assets	\$ 3,973,946	\$ (343,880)	\$ -	\$ 3,630,066

During the year depreciation of \$55,830 was charged to physical environment and \$315,111 was charged to culture/recreation.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 17,370,000
Principal payments	<u>(820,000)</u>
Total long-term debt at September 30, 2020	<u>\$ 16,550,000</u>

Long-term debt is comprised of the following:

Special Assessment Bonds

\$18,030,000 Series 2016-1 Special Assessment Refunding Bonds due in annual principal installments beginning May 1, 2017 and maturing in May 2034. Interest is due semi-annually on May 1 and November 1, with a fixed interest rate of 3.7%. Current portion is \$830,000.

\$ 14,950,000

\$1,600,000 Series 2016-2 Special Assessment Bonds due in annual principal installments beginning May 2035 and maturing in May 2036. Interest is due semi-annually on May 1 and November 1 with a fixed interest rate of 3.7%.

\$ 1,600,000

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 830,000	\$ 612,350	\$ 1,442,350
2022	860,000	581,640	1,441,640
2023	895,000	549,820	1,444,820
2024	930,000	516,705	1,446,705
2025	965,000	482,295	1,447,295
2026-2030	5,385,000	1,849,260	7,234,260
2031-2035	5,870,000	775,335	6,645,335
2036	815,000	30,155	845,155
Totals	<u>\$ 16,550,000</u>	<u>\$ 5,397,560</u>	<u>\$ 21,947,560</u>

Significant Bond Provisions

The Series 2016 (2016-1 and 2016-2) Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price equal to the principal amount of the Series 2016 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2016 Reserve Account was funded from the proceeds of the Series 2016 Bonds in amounts equal to 50 percent of the maximum annual debt outstanding for Series 2016 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2020:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Refunding and Revenue Bonds, Series 2016	\$ 716,034	\$ 685,150

NOTE G – INTERFUND ACTIVITY

Interfund transfers for the year ended September 30, 2020, consisted for the following:

<u>Transfers In</u>	<u>Transfers Out</u>		<u>Total</u>
	<u>General Fund</u>	<u>Capital Projects Fund</u>	
Debt Service Fund	\$ -	\$ 53	\$ 53
Capital Projects Fund	170,000	-	170,000
Total	<u>\$ 170,000</u>	<u>\$ 53</u>	<u>\$ 170,053</u>

Transfers from General Fund to Capital Projects Fund were made to fund capital reserve expenditures.

NOTE H – RELATED PARTY TRANSACTIONS

One member of the board of supervisors is affiliated with a vendor that provides property management services for the District. Payments made to the company totaled \$484,971 and receipts totaled \$5,095 during the fiscal year ended September 30, 2020. Additionally, one member of the board of supervisors is affiliated with a vendor that provides street signs for the District. Payments made to the company totaled \$3,559 during the fiscal year ended September 30, 2020.

Bartram Springs Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE I – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage for the last three years.

NOTE J – SUBSEQUENT EVENT

Subsequent to year end, the Board approved refinancing the Series 2016 Special Assessment Bonds and the anticipated closing is in June 2021.



Berger, Toombs, Elam, Gaines & Frank

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

To the Board of Supervisors
Bartram Springs Community Development District
Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Bartram Springs Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 15, 2021.

Internal Control Over Financial Reporting

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

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

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



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bartram Springs Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Bartram Springs Community Development District
Jacksonville, Florida

Report on the Financial Statements

We have audited the financial statements of the Bartram Springs Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 15, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 15, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Bartram Springs Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Bartram Springs Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors
Bartram Springs Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Bartram Springs Community Development District. It is management's responsibility to monitor the Bartram Springs Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2021



Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Bartram Springs Community Development District
Jacksonville, Florida

We have examined Bartram Springs Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Bartram Springs Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Bartram Springs Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Bartram Springs Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Bartram Springs Community Development District's compliance with the specified requirements.

In our opinion, Bartram Springs Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 15, 2021

SIXTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2022***

***Bartram Springs Community
Development District***

July 12, 2021



**Bartram Springs
Community Development District**

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Bartram Springs

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Maintenance Assessments	\$1,266,292	\$1,260,752	\$5,542	\$1,266,294	\$1,352,945
Facility Income	\$9,000	\$2,892	\$2,108	\$5,000	\$8,000
Program Sharing - ASG	\$7,000	\$3,305	\$1,695	\$5,000	\$7,000
Comcast Revenue Share	\$18,000	\$10,277	\$8,723	\$19,000	\$20,000
Interest / Miscellaneous	\$1,000	\$100	\$12	\$112	\$200
Total Revenues	\$1,301,292	\$1,277,326	\$18,081	\$1,295,406	\$1,388,145
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$6,600	\$4,600	\$11,200	\$12,000
FICA Expense	\$918	\$505	\$352	\$857	\$918
Engineering	\$6,000	\$1,989	\$1,600	\$3,589	\$6,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$600	\$600	\$0	\$600	\$600
Attorney	\$38,000	\$28,150	\$14,075	\$42,224	\$38,000
Dissemination	\$500	\$100	\$0	\$100	\$0
Trustee	\$12,300	\$12,220	\$0	\$12,220	\$12,300
Annual Audit	\$3,250	\$0	\$3,250	\$3,250	\$3,250
Management Fees	\$51,090	\$34,060	\$17,030	\$51,090	\$53,645
Information Technology	\$1,000	\$667	\$333	\$1,000	\$1,250
Website Maintenance	\$2,400	\$1,200	\$600	\$1,800	\$2,340
Telephone	\$250	\$438	\$208	\$646	\$648
Postage	\$1,000	\$281	\$1,008	\$1,289	\$1,000
Insurance	\$50,629	\$50,302	\$0	\$50,302	\$55,332
Printing & Binding	\$1,500	\$797	\$1,394	\$2,191	\$1,500
Records Storage	\$350	\$0	\$0	\$0	\$350
Legal Advertising	\$2,900	\$659	\$2,041	\$2,700	\$2,900
Other Current Charges	\$1,000	\$514	\$252	\$766	\$1,000
Office Supplies	\$350	\$332	\$36	\$368	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$191,212	\$144,587	\$46,780	\$191,367	\$198,558
Amenity Center					
Utilities					
Electric	\$65,000	\$40,264	\$19,600	\$59,864	\$65,000
Water/Irrigation	\$24,000	\$11,859	\$8,000	\$19,859	\$26,000
Cable	\$7,000	\$6,029	\$3,148	\$9,177	\$9,580
Gas	\$1,500	\$939	\$561	\$1,500	\$1,500
Trash Removal	\$9,036	\$6,209	\$3,136	\$9,345	\$9,408
Security					
Security Monitoring	\$3,300	\$428	\$0	\$428	\$1,000
Access Cards	\$2,200	\$603	\$397	\$1,000	\$2,200
Management Contracts					
Facility Management	\$141,424	\$94,283	\$47,141	\$141,424	\$173,493
Pool Attendants	\$59,990	\$17,296	\$37,704	\$55,000	\$77,174
Night Swim	\$8,960	\$0	\$8,960	\$8,960	\$0
Field Operations Management	\$64,500	\$43,000	\$21,500	\$64,500	\$66,934
Pool Maintenance	\$38,528	\$25,685	\$12,843	\$38,528	\$41,878
Janitorial	\$33,865	\$22,576	\$11,288	\$33,865	\$38,940
Gym Monitor	\$25,743	\$17,162	\$8,581	\$25,743	\$29,496

Bartram Springs

Community Development District

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Approved Budget
Description	FY 2021	5/31/21	4 Months	9/30/21	FY 2022
Amenity Center Continued					
Facility Maintenance	\$47,841	\$31,894	\$15,947	\$47,841	\$49,844
Pool Chemicals	\$25,000	\$14,631	\$10,262	\$24,893	\$25,000
Mobile Application and Amenities Website	\$0	\$250	\$1,000	\$1,250	\$3,000
Facility Maintenance - COVID	\$0	\$6,817	\$3,184	\$10,001	\$5,000
Repairs & Maintenance	\$64,660	\$36,216	\$9,400	\$45,616	\$64,660
Special Events	\$17,050	\$7,653	\$9,397	\$17,050	\$17,050
Holiday Decorations	\$4,500	\$699	\$3,801	\$4,500	\$7,500
Fitness Center Repairs/Supplies	\$9,500	\$3,610	\$5,890	\$9,500	\$9,500
Office Supplies	\$4,500	\$3,136	\$1,364	\$4,500	\$4,500
ASCAP/BMI Licenses	\$3,000	\$0	\$0	\$0	\$3,000
Amenity Center Expenditures	\$661,097	\$391,239	\$243,104	\$634,344	\$731,657
Grounds Maintenance					
Landscape Maintenance	\$178,415	\$118,943	\$59,472	\$178,415	\$182,000
Landscape Contingency	\$40,000	\$39,124	\$876	\$40,000	\$40,000
Lake Maintenance	\$20,328	\$13,552	\$6,776	\$20,328	\$20,328
Fountain Maintenance	\$1,140	\$1,288	\$285	\$1,573	\$1,600
Grounds Maintenance	\$20,000	\$3,943	\$10,057	\$14,000	\$20,000
Pump Repairs	\$7,500	\$3,368	\$4,132	\$7,500	\$7,500
Streetlight Repairs	\$5,700	\$0	\$2,850	\$2,850	\$5,700
Irrigation Repairs	\$10,000	\$6,165	\$3,835	\$10,000	\$10,000
Miscellaneous	\$2,500	\$400	\$850	\$1,250	\$2,500
Capital Reserves Contribution	\$163,400	\$163,400	\$0	\$163,400	\$168,302
Grounds Maintenance Expenditures	\$448,983	\$350,183	\$89,133	\$439,316	\$457,930
TOTAL EXPENDITURES	\$1,301,292	\$886,010	\$379,017	\$1,265,027	\$1,388,145
EXCESS REVENUES	\$0	\$391,316	(\$360,936)	\$30,379	\$0

⁽¹⁾Carry forward surplus is net of maintenance reserves

				FY2022						
Product Type	Units	Per Unit	Total	<table><tr><td>Gross Assessments</td><td>\$1,462,643</td></tr><tr><td>Less 7.5% Disc. & Collections</td><td>\$109,698</td></tr><tr><td>Net Assessments</td><td>\$1,352,945</td></tr></table>	Gross Assessments	\$1,462,643	Less 7.5% Disc. & Collections	\$109,698	Net Assessments	\$1,352,945
Gross Assessments	\$1,462,643									
Less 7.5% Disc. & Collections	\$109,698									
Net Assessments	\$1,352,945									
50'	456	\$ 899	\$ 409,982							
60'	412	\$ 963	\$ 396,685							
70'	290	\$ 1,026	\$ 297,540							
80'	242	\$ 1,088	\$ 263,300							
Multi-Family	294	\$ 290	\$ 85,219							
Commercial	21818	\$ 0.45	\$ 9,917							
Gross Assessment			\$ 1,462,643							
Product Type	FY2021 Per Unit	FY2022 Per Unit	Increase / (Decrease)							
50'	\$ 838	\$ 899	\$ 61							
60'	\$ 901	\$ 963	\$ 62							
70'	\$ 963	\$ 1,026	\$ 63							
80'	\$ 1,024	\$ 1,088	\$ 64							
Multi-Family	\$ 267	\$ 290	\$ 23							
Commercial	\$ 0.45	\$ 0.45	\$ 0.01							

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

REVENUES:

Maintenance Assessments

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

Facility Income

Represents miscellaneous income received for activities related to the Amenity Center.

Program Sharing Income – ASG

Represents miscellaneous income received based on the Sharing of Revenues agreement between the District and ASG.

Comcast Revenue Share

Funding Received from Comcast for marketing support.

Interest / Miscellaneous

The District will have all excess funds invested with U.S. Bank. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Assessment Roll

GMS, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Arbitrage

The District is required to have an annual arbitrage rebate calculation prepared for the District's Series 2016 Special Assessment Refunding and Revenue Bonds.

Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

Attorney

The District's legal counsel, Hopping Green & Sams, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of operating and maintenance contracts, etc.

Trustee

The District issued \$19,630,000 Series 2016 Special Assessment Refunding and Revenue Bonds which are held by a Trustee with US Bank, N.A. The amount of the trustee fee is based on the agreement between US Bank and the District for the Series 2016 bonds.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Berger currently serves as the District's Independent Auditor.

Management Fees

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

Information Technology

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

Website Maintenance

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

Contract	Monthly	Annual
GMS	\$ 100	\$ 1,200
Unicorn Web Services	\$ 95	\$ 1,140
		\$ 2,340

Telephone

Telephone and fax machine.

Postage

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

Printing & Binding

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

Records Storage

All documents of the District will be copied and stored electronically with automatic back up to ensure complete records. Back up of all records will be keep off-site for security and safety.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in the Daily Record.

Other Current Charges

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

Office Supplies

This includes miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center:

Electric & Water

The District has utility accounts with JEA to provide electricity and water for the District.

<u>Electric Acct #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
22489908	14532 Cherry Lake Dr E Apt TRCT	3,200	38,405
22493394	14543 Cherry Lake Dr W Apt LS01	12	140
22508751	17 Everest La Apt SG01	1,350	16,199
89095424	14751 Bartram Springs Pkwy	59	710
22493397	14857 Bartram Springs Pkwy	101	1,214
Contingency			8,332
Total Electric			65,000

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

<u>Water & Sewer Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
60940149	14530 Cherry Lake Dr E	257	3,078
60940149	14530 Cherry Lake Dr E	171	2,052
83003017	14530 Cherry Lake Dr E	151	1,807
83003017	14530 Cherry Lake Dr E	103	1,236
68272587	14751 Bartram Springs Pkwy	88	1,059
68272587	14751 Bartram Springs Pkwy	50	601
Contingency		291	3,497
Total Water & Sewer			13,331
<u>Irrigation Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
61905337	14530 Cherry Lake Dr E	736	8,836
74759444	14752 Bartram Springs Pkwy	69	833
Contingency		250	3,000
Total Irrigation		1,056	12,669
Total Water/Sewer & Irrigation			26,000

Phone/Cable/Internet

The District has accounts with Comcast to provide telephone, cable television services, and internet for the Amenity Center.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
8495-74-121-1618453	14530 Cherry Lake Dr E OFC	645	7,740
8495-74-121-2680338	Fitness Center	140	1,680
	Contingency	13	160
TOTAL CABLE		798	9,580

Gas

The District has accounts with TECO-Peoples Gas and Florida Natural Gas to provide gas to the Amenity Center.

<u>Vendor</u>	<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
TECO	211003320143	14530 Cherry Lake Dr E	28	336
TECO	221003032432	14531 Cherry Lake Dr E Fire Pit	50	600
Florida Natural Gas	38487	Inside FERC FGTZ3	10	120
Florida Natural Gas	38488	Inside FERC FGTZ3	20	240
		Contingency	17	204
TOTAL GAS			125	1,500

Trash Removal

The District uses Logistic Rubicon Global for refuse picking up at the Amenity Center.

Security Monitoring

The District has contracted with Atlantic Companies, Inc. to monitor the Amenity Center.

Access Cards

Cost of access cards for issuance to new residents and to replace lost or damaged cards.

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

Facility Management

The District contracted with Vesta Property Services to provide management services for the Amenity Center. This included staffing of amenity center with full-time and part-time personnel, to include a general manager and assistant general manager.

Pool Attendants

The District has contracted with Vesta Property Services to provide pool attendants during the operating season for the pool. This line includes night swim for extended evening hours staffing of front office pool monitors, and lifeguards.

Field Operations Management

The District is contracted with Vesta Property Services for a full-time employee to manage maintenance contracts for the District and manage community appearance of all common areas and District facilities.

Pool Maintenance

The District utilizes the services of Vesta Property Services to maintain the pool.

Janitorial Services

The District utilizes the services of Vesta Property Services to provide janitorial services.

Gym Monitor

The District contracts with Vesta Property Services for monitor of fitness room during evening hours of fitness room operations when front office is not staffed. Monitor duties are to prevent unauthorized use of fitness room and prevent vandalism or misuse of equipment.

Facility Maintenance

The District has contract with Vesta Property Services to provide a full-time maintenance employee at the amenity center.

Pool Chemicals

The District has contracted with Pool Sure for purchase and delivery of pool chemicals.

Contract	Monthly	Annual
October - March	\$ 1,583	\$ 9,500
April - September	\$ 2,566	\$ 15,393
Contingency	\$ 9	\$ 107
		\$ 25,000

Mobile Application and Amenities Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services for \$250 per month.

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

Facility Maintenance - COVID

The District has contracted with UV Disinfection Solution Specialists, LLC to disinfect all surfaces within the fitness center using UVC light technology services on a weekly basis at \$199 per week. Agreement can renew for up to two additional 6-month periods under same terms. Termination must be in writing at least 14 days prior to expiration of the term that the Agreement shall not be renewed.

Repair & Maintenance

Regular maintenance and replacement.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents miscellaneous office supplies needed throughout the Fiscal Year.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Grounds Maintenance:

Landscape Maintenance

The District has a contract with Verdego LLC for the maintenance of the landscape.

Contract	Monthly	Annual
Verdego	\$ 15,167	\$ 182,000

Landscape Contingency

Estimated cost of landscape services in addition to the monthly contract.

Lake Maintenance

The District has contracted with The Lake Doctors to maintain the lakes.

Contract	Monthly	Annual
The Lake Doctors	\$ 1,694	\$ 20,328

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

Fountain Maintenance

The District has contracted with The Lake Doctors to maintain the fountain quarterly.

Contract	Quarterly	Annual
The Lake Doctors	\$ 400	\$ 1,600

Grounds Maintenance

The day to day maintenance of district common areas. Services to include the following:

1. All common areas, lakes, easements and park trash clean up
2. Decorative and ground light bulb replacements
3. Pressure wash, paint and repairs to district walls
4. Pressure wash, paint & repairs to pillars and entry monuments
5. Storm sewer grate and Lake outfall structure inspections/cleaning
6. Trash can and dog waste receptacle change out including bags
7. Bogus signage removal, maintenance of community signage
8. Tree removal & storm clean up

Pump Repairs & Replacements

Regular maintenance and replacement of various pumps throughout the district.

Street Light Repairs

Regular maintenance and repairs of streetlights throughout the district.

Irrigation Repairs

Represents miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Other miscellaneous landscape costs not included in other budget categories.

Capital Reserve

Represents any Capital expenditures the District may need outside of the regular maintenance.

Bartram Springs
Community Development District

Capital Reserve Fund

<u>Description</u>	<u>Adopted Budget FY 2021</u>	<u>Actual Thru 5/31/21</u>	<u>Projected Next 4 Months</u>	<u>Total Projected 9/30/21</u>	<u>Approved Budget FY 2022</u>
<u>Revenues</u>					
Capital Reserve Contribution	\$163,400	\$163,400	\$0	\$163,400	\$168,302
Unassigned Fund Balance	\$114,559	\$102,218	\$0	\$102,218	\$141,463
<i>Total Revenues</i>	<u>\$277,959</u>	<u>\$265,618</u>	<u>\$0</u>	<u>\$265,618</u>	<u>\$309,765</u>
<u>Expenditures</u>					
Capital Projects	\$75,000	\$104,971	\$0	\$104,971	\$75,000
Repair and Maintenance	\$0	\$18,659	\$0	\$18,659	\$142,006
Other Services Charges	\$800	\$340	\$184	\$524	\$800
<i>Total Expenditures</i>	<u>\$75,800</u>	<u>\$123,971</u>	<u>\$184</u>	<u>\$124,155</u>	<u>\$217,806</u>
Assigned Fund Balance	<u>\$202,159</u>	<u>\$141,647</u>	<u>(\$184)</u>	<u>\$141,463</u>	<u>\$91,959</u>

Bartram Springs

Community Development District

Debt Service Fund 2016 -2021

Description	Adopted Budget FY 2021	Actual Thru 5/31/21	Projected Next 4 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Assessments - 2021-1	\$1,433,591	\$1,427,135	\$6,456	\$1,433,591	\$1,192,771
Assessments - 2021-2	\$0	\$0	\$0	\$0	\$39,277
Interest Earned	\$5,000	\$332	\$26	\$358	\$300
Prepayment	\$0	\$10,646	\$0	\$10,646	\$0
Carryforward Surplus	\$339,495	\$1,052,511	\$0	\$1,052,511	\$110,308
Total Revenues	\$1,778,086	\$2,490,624	\$6,482	\$2,497,106	\$1,342,657
Expenditures					
Series 2016-1					
Interest 11/1	\$291,745	\$276,575	\$0	\$276,575	\$0
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest 5/1	\$291,745	\$276,483	\$0	\$276,483	\$0
Principal 5/1	\$800,000	\$830,000	\$0	\$830,000	\$0
Principal 5/1 - Prepayment	\$0	\$15,000	\$0	\$15,000	\$0
Series 2016-2					
Interest 11/1	\$29,600	\$29,600	\$0	\$29,600	\$0
Interest 5/1	\$29,600	\$29,600	\$0	\$29,600	\$0
Series 2021					
Interest 11/1	\$0	\$0	\$0	\$0	\$103,826
Interest 5/1	\$0	\$0	\$0	\$0	\$138,435
Principal 5/1	\$0	\$0	\$0	\$0	\$955,000
Total Expenditures	\$1,442,690	\$1,462,258	\$0	\$1,462,258	\$1,197,262
Other Sources/(Uses)					
Bond Proceeds	\$0	\$0	\$15,175,000	\$15,175,000	\$0
COI	\$0	\$0	(\$326,927)	(\$326,927)	\$0
Payment to Escrow Agent	\$0	\$0	(\$15,772,613)	(\$15,772,613)	\$0
Total Other Sources/(Uses)	\$0	\$0	(\$924,540)	(\$924,540)	\$0
EXCESS REVENUES / (EXPENDITURES)	\$335,396	\$1,028,366	(\$918,058)	\$110,308	\$145,395

*Carry forward surplus is net of Reserve requirement

11/1/2022 Debt Service

\$134,854

		2021-1 Debt Asmnt		
Product Type	Units	Per Unit 7.5% 2022-2034	Total	
50'	456	\$ 754	\$	343,596
60'	412	\$ 850	\$	350,085
70'	288	\$ 945	\$	272,163
80'	242	\$ 1,039	\$	251,336
Multi-Family	293	\$ 196	\$	57,443
Commercial Square Feet	21,818	\$ 0.69	\$	15,054
Gross Assessment			\$	1,289,677
Less: Discounts and Collections (7.5%)				96,906
Net Assessments				1,192,771
		2021-2 Debt Asmnt		
Product Type	Units	Per Unit 7.5% 2022-2034	Total	
50'	456	\$ 28	\$	12,759
60'	412	\$ 28	\$	11,528
70'	290	\$ 28	\$	8,114
80'	242	\$ 28	\$	6,771
Multi-Family	294	\$ 11	\$	3,290
Commercial Square Feet	-	\$ -	\$	-
Gross Assessment			\$	42,462
Less: Discounts and Collections (7.5%)				3,185
Net Assessments				39,277

BOND DEBT SERVICE

Bartram Springs Community Development District
(Jacksonville, Florida)
Special Assessment Refunding Bonds, Series 2021
Current Refunding of Series 2016-1 and Series 2016-2 Bonds
Private Placement | Hancock Whitney Bank
FINAL VERIFIED NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
06/16/2021						15,175,000	15,175,000
11/01/2021			103,826.44	103,826.44	103,826.44	15,175,000	15,175,000
05/01/2022	955,000	0.750%	138,435.25	1,093,435.25		14,220,000	14,220,000
11/01/2022			134,854.00	134,854.00	1,228,289.25	14,220,000	14,220,000
05/01/2023	965,000	0.875%	134,854.00	1,099,854.00		13,255,000	13,255,000
11/01/2023			130,632.13	130,632.13	1,230,486.13	13,255,000	13,255,000
05/01/2024	975,000	1.125%	130,632.13	1,105,632.13		12,280,000	12,280,000
11/01/2024			125,147.75	125,147.75	1,230,779.88	12,280,000	12,280,000
05/01/2025	985,000	1.250%	125,147.75	1,110,147.75		11,295,000	11,295,000
11/01/2025			118,991.50	118,991.50	1,229,139.25	11,295,000	11,295,000
05/01/2026	1,000,000	1.500%	118,991.50	1,118,991.50		10,295,000	10,295,000
11/01/2026			111,491.50	111,491.50	1,230,483.00	10,295,000	10,295,000
05/01/2027	1,015,000	1.750%	111,491.50	1,126,491.50		9,280,000	9,280,000
11/01/2027			102,610.25	102,610.25	1,229,101.75	9,280,000	9,280,000
05/01/2028	1,035,000	1.875%	102,610.25	1,137,610.25		8,245,000	8,245,000
11/01/2028			92,907.13	92,907.13	1,230,517.38	8,245,000	8,245,000
05/01/2029	1,055,000	1.875%	92,907.13	1,147,907.13		7,190,000	7,190,000
11/01/2029			83,016.50	83,016.50	1,230,923.63	7,190,000	7,190,000
05/01/2030	1,075,000	2.125%	83,016.50	1,158,016.50		6,115,000	6,115,000
11/01/2030			71,594.63	71,594.63	1,229,611.13	6,115,000	6,115,000
05/01/2031	1,100,000	2.125%	71,594.63	1,171,594.63		5,015,000	5,015,000
11/01/2031			59,907.13	59,907.13	1,231,501.76	5,015,000	5,015,000
05/01/2032	1,125,000	2.250%	59,907.13	1,184,907.13		3,890,000	3,890,000
11/01/2032			47,250.88	47,250.88	1,232,158.01	3,890,000	3,890,000
05/01/2033	1,150,000	2.375%	47,250.88	1,197,250.88		2,740,000	2,740,000
11/01/2033			33,594.63	33,594.63	1,230,845.51	2,740,000	2,740,000
05/01/2034	1,175,000	2.375%	33,594.63	1,208,594.63		1,565,000	1,565,000
11/01/2034			19,641.50	19,641.50	1,228,236.13	1,565,000	1,565,000
05/01/2035	775,000	2.500%	19,641.50	794,641.50		790,000	790,000
11/01/2035			9,954.00	9,954.00	804,595.50	790,000	790,000
05/01/2036	790,000	2.520%	9,954.00	799,954.00			
11/01/2036					799,954.00		
	15,175,000		2,525,448.75	17,700,448.75	17,700,448.75		

BOND DEBT SERVICE

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2021			103,826.44	103,826.44	15,175,000	15,175,000
11/01/2022	955,000	0.750%	273,289.25	1,228,289.25	14,220,000	14,220,000
11/01/2023	965,000	0.875%	265,486.13	1,230,486.13	13,255,000	13,255,000
11/01/2024	975,000	1.125%	255,779.88	1,230,779.88	12,280,000	12,280,000
11/01/2025	985,000	1.250%	244,139.25	1,229,139.25	11,295,000	11,295,000
11/01/2026	1,000,000	1.500%	230,483.00	1,230,483.00	10,295,000	10,295,000
11/01/2027	1,015,000	1.750%	214,101.75	1,229,101.75	9,280,000	9,280,000
11/01/2028	1,035,000	1.875%	195,517.38	1,230,517.38	8,245,000	8,245,000
11/01/2029	1,055,000	1.875%	175,923.63	1,230,923.63	7,190,000	7,190,000
11/01/2030	1,075,000	2.125%	154,611.13	1,229,611.13	6,115,000	6,115,000
11/01/2031	1,100,000	2.125%	131,501.76	1,231,501.76	5,015,000	5,015,000
11/01/2032	1,125,000	2.250%	107,158.01	1,232,158.01	3,890,000	3,890,000
11/01/2033	1,150,000	2.375%	80,845.51	1,230,845.51	2,740,000	2,740,000
11/01/2034	1,175,000	2.375%	53,236.13	1,228,236.13	1,565,000	1,565,000
11/01/2035	775,000	2.500%	29,595.50	804,595.50	790,000	790,000
11/01/2036	790,000	2.520%	9,954.00	799,954.00		
	15,175,000		2,525,448.75	17,700,448.75		

A.

RESOLUTION 2021-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Bartram Springs Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set _____, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bartram Springs Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2021	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 12TH DAY OF JULY, 2021.

ATTEST:

**BARTRAM SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

B.

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in the City of Jacksonville, Duval County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

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

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

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this 12th day of July, 2021.

ATTEST:

**BARTRAM SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

NINTH ORDER OF BUSINESS

D.



General Manager's Report

Date of report: 7/6/2021

Submitted by: Sue O'Lear

GENERAL MANAGER UPDATE

Supervisors,

July promises to be another busy month for the Amenity Center. We have three events planned, including one for the DOGS of the neighborhood, and with summer camp and swim team in full swing, the pool deck is always bustling with activity!

On a personal note, I am leaving on vacation on July 10, and will return to the office on July 19th. I will have limited access to texts and email. Please reach out to Winslow Wheeler or Stephanie Taylor with any issues!

SUMMER SWIM TEAM

- Swim Team is winding down for the season, with their last week of practices concluding July 16. While overall I think this was a successful season, I do see now the challenge with hosting this program here in our neighborhood and have some suggestions for improving the partnership when we sit down to meet for 2022 planning.

SWIM LESSONS:

- Swim Lessons through Champion Swim School continue to be a success. They have added offerings on Sundays, Mondays and Wednesdays and added another instructor to the Bartram crew as well.

SUMMER CAMP:

- Summer Camp continues to run smoothly. Most weeks have between 35-40 kids, and we split them into two activity groups for the majority of the day. We had a resident mom send our camp staff a catered lunch to thank them for their hard work!

LIFESTYLE AND EVENTS

Coming in July:



AMENITY ATHLETICS:

Registration is happening now for 3on3 Basketball and Fall Soccer.



AMENITY ATHLETICS

FALL YOUTH BASKETBALL LEAGUE

★ SEPT. 2ND - OCT. 7TH: SIX WEEKS ★

Registration: July 1st - July 31st on AmenityAthletics.com

Co-ed Leagues: 8-10 Years Old 11-13 years old

3 VS 3 Half Court

\$95.00 per child: includes jersey and award

Games on THURSDAYS: Bartram Springs and TBD 2nd Location
4:00 PM - 7:30 PM

Register at www.AmenityAthletics.com



AMENITY ATHLETICS

THE LEAGUE THAT YOU CAN WALK TO

2021 - Fall Soccer

Registration: July 1st - August 15th
Season: September 25th - November 13th

\$105.00 per child - Jersey, Shorts, and Award Ages 3 to 14
Head coaches and assistant coaches are on a volunteer basis.
Please see your registration for more information if interested.

Games on Saturdays at Bartram Springs and Heritage Landing.
Practice in a community near you!

Divisions:

Under 5 co-ed (U5)	3 - 4 years old
Under 6 co-ed (U6)	4 - 5 years old
Under 8 co-ed (U8)	6 - 7 years old
Under 10 co-ed (U10)	8 - 9 years old
Under 12 co-ed (U12)	10 - 11 years old
Under 15 co-ed (U15)	12 - 14 years old

Our Mission: To provide a "recreational league" environment where families can have fun, learn the fundamentals of the game and improve performance while promoting good sportsmanship and team work.

For more information and to register visit
www.AmenityAthletics.com

E.

Bartram Springs

Field Operations Manager's Report

Date of report: 7/12/2021

Submitted by Winslow Wheeler

There are no specific action items for the boards review. Please see the following as an update to current and upcoming projects.

City of Jacksonville repair on Bartram Sprigs Parkway- At this point, Mr. Becton (city council member), Mr. Walden and myself have conversed regarding the repair of all areas on Bartram Springs Parkway that “appear” to be potholes or areas of concern that would cause damage to residents’ vehicles. Each of those area are identified with road paint in relation to the labeled (numbered) light poles on BSP. Once submitted to Mr. Becton will expedite as quickly as possible with his resources to repair all areas.

Amenity Playground- the new seesaw has been installed and the remainder of the tables are expected 8/18/21.

Club Suite blind installation- July 2021.

Paver Project at the volleyball court- the pavers are on order and expected approximately 7/28/21.

Cherry Lake/CDD tree trimming- At this point 5 of the 11 trees have been trimmed to HOA code.

Veterans Dog park- Information to be determined in the August meeting.

Completed Projects

1. Replaced all shower heads on pool deck.
2. Replaced ceiling fans at the amenity center.
3. Placed all tow signs.
4. Replacing baby pool motor and convert electrical.
5. Repair bull nose on Lap pool.
6. Front entry bridge railing will be painted hunter green.
7. Replace landscape light at front median.
8. Gutters installed on slide tower to protect the interior of the slide.
9. Repaired Ice machine.
10. Replacement of Park Benches at Amenity Park and Splash pad.
11. Landscape light on Racetrack Road.
12. Security cameras installed at Veterans Park.
13. Replaced dry wall in club suite.
14. Security Cameras are infrared capable.
15. City of Jacksonville contacted regarding facility uneven sidewalks (all highlighted with spray paint).
16. Shrubbery in front of the elementary school has been removed.
17. Repaired Caps on entryway walls.
18. Touched up and cleaned walls in gym.
19. Replaced silicon in ladies and men’s bathrooms.
20. Replaced light bulb at splash pad and repaired parking lot lighting.
21. Repair exterior window frame at social hall.
22. Monthly follow up on community street lighting.

23. Daily maintenance completed of the pools and Amenity center area. Pictures of completed projects will be available upon request.

Expected Projects

1. Working on repairing Bollards at front entrance.
2. Replacing two basketball backboards that were cracked due to dunking and hanging on the rim. Will arrive in late august.
3. Replacing ceiling fans and lights at each gazebo.
4. Community potholes, working with COJ for repairs.
5. Repairing leak under the concrete on the exterior shower at the volleyball court.
6. Refurbishment of amenity interior landscape.
7. Clearing wood line between Ginny springs road and the Elementary school.
8. Anticipated pickle ball court option. \$3.50 square foot for the court. 10k for each pickle board courts.
9. Ongoing community sidewalk repairs.
10. Replace main drain controller on the recreation pool.
11. Add three park benches to the dog park area.
12. Tennis court post will be repaired.
13. Replacement light at splash pad on order.
14. Replacing pool coffin hinges
15. Install Kick plates on interior bathroom door in the gym.
16. Updating amenity center landscape in foyer.
17. Replacing all ceiling fans at social hall.
18. Paint all community monument caps.

LAKE DOCTORS UPDATE

- Routine monthly treatments continue, with temperatures expected to begin increasing algae and vegetation growth increase. We will adhere to our regimented treatment schedule and Lake Doctors has been available to respond quickly to any problems.
- Due to all the increased rain, we have been receiving the water levels have been high while the retention drains have ben function well at this point. We will continue to monitor their functioning for best results.
- Actions include methodical and appropriate treatments to control aquatic weeds and algae. There have been few challenges this Spring and moving into the summer season. The Techs report that they are not having problems regarding access or issues requiring CDD assistance.

LANDSCAPE UPDATE

- The cutting season began where crews will be on site 4 times per month. Crews will continue weekly grass cutting and detailing of the property, while cutting the surrounding areas twice per month. As well, we have been in discussion to change the annual flower install. Mr. Walden and I continue to work closely with the site manager to keep the property looking up to par, while continuing to find improvements.
- Recently there have been more rain that we are accustomed to received compared to recent years. Therefore, grass and weed growth increase while at the same time the vendors ability to work is threatened. While certain areas if under standing water are not able to be mowed until cleared. However, we remain in contact with the vendor as to any concerns and this writer completes weekly visual checks of all mowing areas. Otherwise, our cutting days are now Mondays and Tuesdays which helps if there are missed days due to rain as we would have the remainder of the week for completion, while their supervisors are on site during those times. Lastly, from our last vendor meeting a comprehensive list was developed for facility

improvements and general maintenance. Times frames are being met with continual communication at this point.

- Other items to notice are a few pending changes to the flower beds inside the amenity center. The 3 flower beds on the first landing will be remodeled. In addition, the lower flowerbed in front of the fountain will be rearranged so that chlorine water does not hurt our annual plants.

Should you have any comments or questions feel free to contact me directly.



ELEVENTH ORDER OF BUSINESS

A.

Bartram Springs

Community Development District

Unaudited Financial Reporting as of
May 31, 2021

Meeting Date
July 12, 2021

**BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2021**

	Major Funds		Non-Major Funds	Total Governmental Funds
	General	Debt Service	Capital Reserve	
<u>ASSETS:</u>				
CASH				
Hancock Bank	\$237,990	---	---	\$237,990
Petty Cash	\$200	---	---	\$200
Capital Reserve	---	---	\$141,647	\$141,647
INVESTMENTS				
State Board	\$7,721	---	---	\$7,721
Custody - Excess Funds	\$408,073	---	---	\$408,073
Series - 2016-1				
Reserve	---	\$714,692	---	\$714,692
Revenue	---	\$281,667	---	\$281,667
Redemption	---	\$0	---	\$0
Due From Other	\$32	---	---	\$32
Series - 2016-2				
Revenue	---	\$31,026	---	\$31,026
Redemption	---	\$980	---	\$980
ELECTRIC DEPOSITS	\$720	---	---	\$720
TOTAL ASSETS	\$654,736.74	\$1,028,366	\$141,647	\$1,824,750
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$59,095	---	\$0	\$59,095
ACCRUED EXPENSES	---	---	---	\$0
FICA/FEDERAL PAYABLE	---	---	---	\$0
DEFERRED REVENUE	---	---	---	\$0
DUE TO GENERAL FUND	---	---	---	\$0
DUE TO DEBT SERVICE	---	---	---	\$0
FUND BALANCES:				
NONSPENDABLE	\$720	---	---	\$720
UNASSIGNED	\$594,921	---	---	\$594,921
RESTRICTED FOR DEBT SERVICE	---	\$1,028,366	---	\$1,028,366
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$141,647	\$141,647
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$654,737	\$1,028,366	\$141,647	\$1,824,750

BARTRAM SPRINGS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended May 31, 2021

DESCRIPTION	ADOPTED BUDGET	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
REVENUES:				
Maintenance Assessments	\$1,266,292	\$1,266,292	\$1,260,752	(\$5,540)
Facility Income	\$9,000	\$6,000	\$2,892	(\$3,108)
Program Sharing - ASG	\$7,000	\$3,305	\$3,305	\$0
Comcast Revenue Share	\$18,000	\$4,500	\$10,277	\$5,777
Interest/Miscellaneous Income	\$1,000	\$667	\$100	(\$567)
TOTAL REVENUES	\$1,301,292	\$1,280,763	\$1,277,326	(\$3,438)

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$8,000	\$6,600	\$1,400
Fica Expense	\$918	\$612	\$505	\$107
Engineering Fees	\$6,000	\$4,000	\$1,989	\$2,012
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Arbitrage	\$600	\$600	\$600	\$0
Attorney Fees	\$38,000	\$25,333	\$28,150	(\$2,816)
Dissemination	\$500	\$500	\$100	\$400
Trustee Fees	\$12,300	\$12,220	\$12,220	\$0
Annual Audit	\$3,250	\$0	\$0	\$0
Management Fees	\$51,090	\$34,060	\$34,060	\$0
Computer Time	\$1,000	\$667	\$667	\$0
Website Maintenance	\$2,400	\$1,600	\$1,200	\$400
Telephone	\$250	\$167	\$438	(\$271)
Postage	\$1,000	\$667	\$281	\$386
Insurance	\$50,629	\$50,629	\$50,302	\$327
Printing & Binding	\$1,500	\$1,000	\$797	\$203
Record Storage	\$350	\$233	\$0	\$233
Legal Advertising	\$2,900	\$1,933	\$659	\$1,275
Other Current Charges	\$1,000	\$667	\$514	\$153
Office Supplies	\$350	\$233	\$332	(\$99)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$191,212	\$148,296	\$144,587	\$3,709

AMENITY CENTER

Utilities:

Electric	\$65,000	\$43,333	\$40,264	\$3,070
Water/Irrigation	\$24,000	\$16,000	\$11,859	\$4,141
Cable	\$7,000	\$4,667	\$6,029	(\$1,363)
Gas	\$1,500	\$1,000	\$939	\$61
Trash Removal	\$9,036	\$6,024	\$6,209	(\$185)

Security:

Security Monitoring	\$3,300	\$2,200	\$428	\$1,772
Access Cards	\$2,200	\$1,467	\$603	\$864

Management Contracts:

Facility Management	\$141,424	\$94,283	\$94,283	\$0
Pool Attendants	\$59,990	\$39,993	\$17,296	\$22,697
Night Swim	\$8,960	\$5,973	\$0	\$5,973

BARTRAM SPRINGS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended May 31, 2021

DESCRIPTION	ADOPTED BUDGET	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Field Management/Administration	\$64,500	\$43,000	\$43,000	\$0
Pool Maintenance	\$38,528	\$25,685	\$25,685	\$0
Pool Chemicals	\$25,000	\$16,667	\$14,631	\$2,035
Janitorial	\$33,865	\$22,577	\$22,576	\$0
Gym Monitor	\$25,743	\$17,162	\$17,162	\$0
Facility Maintenance	\$47,841	\$31,894	\$31,894	\$0
Mobile Application	\$0	\$0	\$250	(\$250)
Facility Maintenance - COVID	\$0	\$0	\$6,817	(\$6,817)
Repairs and Maintenance	\$64,660	\$43,107	\$36,216	\$6,891
Special Events	\$17,050	\$11,367	\$7,653	\$3,714
Holiday Decorations	\$4,500	\$3,000	\$699	\$2,301
Fitness Center Repairs/Supplies	\$9,500	\$6,333	\$3,610	\$2,724
Office Supplies	\$4,500	\$3,000	\$3,136	(\$136)
ASCAP/BMI Licenses	\$3,000	\$2,000	\$0	\$2,000
TOTAL AMENITY CENTER	\$661,097	\$440,731	\$391,239	\$49,492
<u>GROUNDS MAINTENANCE</u>				
Landscape Maintenance	\$178,415	\$118,943	\$118,943	(\$0)
Landscape Contingency	\$40,000	\$26,667	\$39,124	(\$12,457)
Lake Maintenance	\$20,328	\$13,552	\$13,552	\$0
Fountain Maintenance	\$1,140	\$760	\$1,288	(\$528)
Grounds Maintenance	\$20,000	\$13,333	\$3,943	\$9,390
Pump Repairs	\$7,500	\$5,000	\$3,368	\$1,632
Streetlight Repairs	\$5,700	\$3,800	\$0	\$3,800
Irrigation Repairs	\$10,000	\$6,667	\$6,165	\$502
Miscellaneous	\$2,500	\$1,667	\$400	\$1,267
Capital Reserves Contributions	\$163,400	\$163,400	\$163,400	\$0
TOTAL GROUNDS MAINTENANCE	\$448,983	\$353,789	\$350,183	\$3,605
TOTAL EXPENDITURES	\$1,301,292	\$942,816	\$886,010	\$56,806
EXCESS REVENUES/(EXPENDITURES)	\$0		\$391,316	
Fund Balance - Beginning	\$0		\$204,326	
Fund Balance - Ending	\$0		\$595,642	

Bartram Springs
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

Revenues:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$8,995	\$246,593	\$948,453	\$21,024	\$6,869	\$7,547	\$11,651	\$9,620	\$0	\$0	\$0	\$0	\$1,260,752
Facility Income	\$200	\$0	\$1,469	\$0	\$381	\$388	\$454	\$0	\$0	\$0	\$0	\$0	\$2,892
Program Sharing - ASG	\$0	\$0	\$796	\$0	\$1,245	\$0	\$1,264	\$0	\$0	\$0	\$0	\$0	\$3,305
Comcast Revenue Share	\$0	\$0	\$5,099	\$0	\$0	\$5,178	\$0	\$0	\$0	\$0	\$0	\$0	\$10,277
Interest/Miscellaneous Income	\$2	\$2	\$73	\$5	\$5	\$4	\$5	\$3	\$0	\$0	\$0	\$0	\$100
Total Revenues	\$9,197	\$246,595	\$955,891	\$21,029	\$8,500	\$13,117	\$13,374	\$9,623	\$0	\$0	\$0	\$0	\$1,277,326

Expenditures:

Administrative

Supervisor Fees	\$0	\$1,000	\$800	\$1,200	\$800	\$1,000	\$1,000	\$800	\$0	\$0	\$0	\$0	\$6,600
FICA Expense	\$0	\$77	\$61	\$92	\$61	\$77	\$77	\$61	\$0	\$0	\$0	\$0	\$505
Engineering	\$291	\$534	\$485	\$485	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,989
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Trustee Fees	\$0	\$0	\$0	\$0	\$12,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,220
Dissemination	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Attorney	\$334	\$2,843	\$3,670	\$4,422	\$5,164	\$3,255	\$5,005	\$3,458	\$0	\$0	\$0	\$0	\$28,150
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,258	\$4,258	\$4,258	\$4,258	\$4,258	\$4,258	\$4,258	\$4,258	\$0	\$0	\$0	\$0	\$34,060
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Website	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$1,200
Telephone	\$21	\$16	\$14	\$61	\$133	\$78	\$58	\$58	\$0	\$0	\$0	\$0	\$438
Postage	\$19	\$14	\$2	\$11	\$37	\$59	\$4	\$137	\$0	\$0	\$0	\$0	\$281
Insurance	\$50,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,302
Printing & Binding	\$46	\$19	\$117	\$156	\$101	\$183	\$20	\$155	\$0	\$0	\$0	\$0	\$797
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Advertising	\$174	\$0	\$83	\$80	\$80	\$80	\$80	\$83	\$0	\$0	\$0	\$0	\$659
Other Current Charges	\$115	\$57	\$106	\$57	\$24	\$23	\$71	\$59	\$0	\$0	\$0	\$0	\$514
Office Supplies	\$9	\$152	\$81	\$8	\$53	\$9	\$0	\$21	\$0	\$0	\$0	\$0	\$332
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$60,801	\$9,376	\$9,911	\$11,061	\$23,357	\$9,354	\$11,404	\$9,323	\$0	\$0	\$0	\$0	\$144,587

Bartram Springs
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center</u>													
Utilities													
Electric	\$6,045	\$4,886	\$4,800	\$4,881	\$5,042	\$5,038	\$4,860	\$4,711	\$0	\$0	\$0	\$0	\$40,264
Water/irrigation	\$2,660	\$1,623	(\$12)	\$1,075	\$2,927	\$1,101	\$1,146	\$1,339	\$0	\$0	\$0	\$0	\$11,859
Cable	\$718	\$726	\$726	\$726	\$776	\$786	\$786	\$787	\$0	\$0	\$0	\$0	\$6,029
Gas	\$85	\$153	\$260	\$132	\$50	\$92	\$82	\$85	\$0	\$0	\$0	\$0	\$939
Trash Removal	\$727	\$783	\$783	\$783	\$783	\$783	\$783	\$783	\$0	\$0	\$0	\$0	\$6,209
Security													
Security Monitoring	\$0	\$280	\$0	\$0	\$0	\$0	\$148	\$0	\$0	\$0	\$0	\$0	\$428
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$603	\$0	\$0	\$0	\$0	\$0	\$603
Management Contracts													
Facility Management	\$11,785	\$11,785	\$11,785	\$11,785	\$11,785	\$11,785	\$11,785	\$11,785	\$0	\$0	\$0	\$0	\$94,283
Pool Attendants	\$0	\$0	\$0	\$0	\$144	\$5,493	\$4,733	\$6,926	\$0	\$0	\$0	\$0	\$17,296
Night Swim	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt/Admin	\$5,375	\$5,375	\$5,375	\$5,375	\$5,375	\$5,375	\$5,375	\$5,375	\$0	\$0	\$0	\$0	\$43,000
Pool Maintenance	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211	\$3,211	\$0	\$0	\$0	\$0	\$25,685
Pool Chemicals	\$1,583	\$1,583	\$1,583	\$1,583	\$1,583	\$1,583	\$2,566	\$2,566	\$0	\$0	\$0	\$0	\$14,631
Janitorial	\$2,822	\$2,822	\$2,822	\$2,822	\$2,822	\$2,822	\$2,822	\$2,822	\$0	\$0	\$0	\$0	\$22,576
Gym Monitor	\$2,145	\$2,145	\$2,145	\$2,145	\$2,145	\$2,145	\$2,145	\$2,145	\$0	\$0	\$0	\$0	\$17,162
Facility Maintenance	\$3,987	\$3,987	\$3,987	\$3,987	\$3,987	\$3,987	\$3,987	\$3,987	\$0	\$0	\$0	\$0	\$31,894
Mobile Application	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250
Facility Maintenance - COVID	\$796	\$1,046	\$796	\$796	\$796	\$995	\$796	\$796	\$0	\$0	\$0	\$0	\$6,817
Repairs and Maintenance	\$8,216	\$2,102	\$3,302	\$4,995	\$6,056	\$4,531	\$6,491	\$523	\$0	\$0	\$0	\$0	\$36,216
Special Events	\$0	\$371	\$1,928	\$732	\$898	\$2,327	\$867	\$530	\$0	\$0	\$0	\$0	\$7,653
Holiday Decorations	\$0	\$188	\$0	\$0	\$0	\$0	\$511	\$0	\$0	\$0	\$0	\$0	\$699
Fitness Center Repairs/Supplies	\$1,195	\$650	\$1,147	\$0	\$0	\$618	\$0	\$0	\$0	\$0	\$0	\$0	\$3,610
Office Supplies	\$510	\$193	\$395	\$457	\$771	\$183	\$627	\$0	\$0	\$0	\$0	\$0	\$3,136
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$51,859	\$43,910	\$45,034	\$45,486	\$49,151	\$52,855	\$54,323	\$48,620	\$0	\$0	\$0	\$0	\$391,239
<u>Grounds Maintenance</u>													
Landscape Maintenance	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$0	\$0	\$0	\$0	\$118,943
Landscape Contingency	\$650	\$825	\$1,275	\$0	\$0	\$670	\$0	\$35,704	\$0	\$0	\$0	\$0	\$39,124
Lake Maintenance	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$0	\$0	\$0	\$0	\$13,552
Fountain Maintenance	\$0	\$0	\$285	\$0	\$718	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$1,288
Grounds Maintenance	\$363	\$535	\$0	\$295	\$472	\$1,787	\$490	\$0	\$0	\$0	\$0	\$0	\$3,943
Pump Repairs	\$1,245	\$0	\$0	\$525	\$0	\$0	\$1,598	\$0	\$0	\$0	\$0	\$0	\$3,368
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Irrigation Repairs	\$0	\$2,200	\$3,040	\$0	\$0	\$135	\$790	\$0	\$0	\$0	\$0	\$0	\$6,165
Capital Reserves Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$163,400	\$0	\$0	\$0	\$0	\$0	\$163,400
Total Grounds Maintenance	\$18,820	\$20,122	\$21,562	\$17,382	\$17,752	\$19,439	\$182,840	\$52,266	\$0	\$0	\$0	\$0	\$350,183
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$131,481	\$73,409	\$76,506	\$73,929	\$90,260	\$81,648	\$248,567	\$110,209	\$0	\$0	\$0	\$0	\$886,010
Excess Revenues (Expenditures)													
	(\$122,284)	\$173,186	\$879,385	(\$52,900)	(\$81,760)	(\$68,531)	(\$235,194)	(\$100,586)	\$0	\$0	\$0	\$0	\$391,316

BARTRAM SPRINGS
Community Development District
Debt Service - Series 2016-1 and 2016-2
Statement of Revenues & Expenditures
For the Period Ended May 31, 2021

DESCRIPTION	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
<u>REVENUES:</u>				
Assessments	\$1,433,591	\$1,433,591	\$1,427,135	(\$6,456)
Interest Earned	\$5,000	\$3,333	\$332	(\$3,002)
Prepayment	\$0	\$0	\$10,646	\$10,646
TOTAL REVENUES	<u>\$1,438,591</u>	<u>\$1,436,924</u>	<u>\$1,438,113</u>	<u>\$1,189</u>
<u>EXPENDITURES:</u>				
<u>Series 2016-1</u>				
Interest - 11/1	\$276,575	\$276,575	\$276,575	\$0
Special Call - 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest - 5/1	\$276,575	\$276,575	\$276,483	\$93
Principal - 5/1	\$830,000	\$830,000	\$830,000	\$0
Special Call - 5/1	\$0	\$0	\$15,000	(\$15,000)
<u>Series 2016-2</u>				
Interest - 11/1	\$29,600	\$29,600	\$29,600	\$0
Interest - 5/1	\$29,600	\$29,600	\$29,600	\$0
TOTAL EXPENDITURES	<u>\$1,442,350</u>	<u>\$1,442,350</u>	<u>\$1,462,258</u>	<u>(\$19,908)</u>
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
EXCESS REVENUES/(EXPENDITURES)	<u>(\$3,759)</u>		<u>(\$24,145)</u>	
Fund Balance - Beginning	\$337,754		\$1,052,511	
Fund Balance - Ending	<u>\$333,995</u>		<u>\$1,028,366</u>	

BARTRAM SPRINGS
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period Ended May 31, 2021

DESCRIPTION	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
REVENUES:				
New Capital Projects - Transfer In	\$163,400	\$163,400	\$163,400	\$0
TOTAL REVENUES	\$163,400	\$163,400	\$163,400	\$0
EXPENDITURES:				
Capital Projects	\$75,000	\$50,000	\$104,971	(\$54,971)
Repairs and Maintenance	\$0	\$0	\$18,659	(\$18,659)
Other Service Charges	\$800	\$533	\$340	\$193
TOTAL EXPENDITURES	\$75,800	\$50,533	\$123,971	(\$73,438)
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENDITURES)	\$87,600		\$39,429	
Fund Balance - Beginning	\$114,559		\$102,218	
Fund Balance - Ending	<u>\$202,159</u>		<u>\$141,647</u>	

Bartram Springs
Community Development District
Long Term Debt Report

Series 2016-1 Special Assessment Refunding and Revenue Bonds

Interest Rate:	3.70%%
Maturity Date:	5/1/36
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$684,269
Reserve Balance:	\$714,692
 Bonds outstanding - 11/1/2019	 \$15,760,000
Less: May 1, 2020 (Mandatory)	(\$800,000)
Less: May 1, 2020 (Prepayment)	(\$10,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2021 (Mandatory)	(\$830,000)
Less: May 1, 2021 (Prepayment)	(\$15,000)

Current Bonds Outstanding	\$14,100,000
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Series 2016-2 Special Assessment Revenue Bonds

Interest Rate:	3.70%
Maturity Date:	5/1/34
Reserve Fund Definition:	One reserve account
Reserve Fund Requirement:	\$0.00
Reserve Balance:	\$0.00
 Bonds outstanding - 11/1/2019	 \$1,600,000

Current Bonds Outstanding	\$1,600,000
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B.

BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021 SUMMARY OF ASSESSMENT RECEIPTS

DIRECT BILLS					
DIRECT BILLS ASSESSED	UNITS	2016-1 DEBT ASSESSED	2016-2 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
COMMERCIAL - BS CENTER, LLC	21,818	15,943.53	-	8,994.66	24,938.19
DIRECT BILLS RECEIVED		2016-1 DEBT RECEIVED	2016-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
COMMERCIAL - BS CENTER, LLC		15,943.53	-	8,994.66	24,938.19
DIRECT BILLS - BALANCE DUE		-		-	-
Direct bills on payment plan with 50% due 11/1/20, 25% due 2/1/21, and 25% due 5/1/21					

TAX ROLL					
TOTAL TAX ROLL	UNITS	2016-1 DEBT ASSESSED	2016-2 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	1,694	1,358,241.31	59,197.95	1,257,299.70	2,674,738.95
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	2016-1 DEBT RECEIVED	2016-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2020	7,945.87	346.32	7,355.35	15,647.54
2	11/13/2020	22,540.89	982.43	20,865.70	44,389.02
3	11/20/2020	67,490.76	2,941.54	62,474.99	132,907.29
4	11/27/2020	168,413.53	7,340.18	155,897.39	331,651.10
5	12/7/2020	989,065.02	43,107.67	915,559.82	1,947,732.51
6	12/11/2020	24,148.25	1,052.48	22,353.61	47,554.34
7	12/23/2020	11,386.20	496.26	10,540.00	22,422.46
8	1/6/2021	17,569.27	765.74	16,263.56	34,598.57
9	1/21/2021	5,142.75	224.14	4,760.55	10,127.44
10	2/4/2021	6,687.34	291.46	6,190.35	13,169.15
11	2/22/2021	733.20	31.96	678.70	1,443.86
12	3/4/2021	4,088.60	178.20	3,784.74	8,051.54
13	3/19/2021	4,064.41	177.14	3,762.35	8,003.90
14	4/5/2021	10,121.10	441.12	9,368.93	19,931.15
15	4/19/2021	2,465.19	107.44	2,281.99	4,854.62
16	5/10/2021	3,338.32	145.50	3,090.23	6,574.05
17	5/23/2021	7,053.66	307.43	6,529.44	13,890.53
18	6/4/2021	1,141.50	49.75	1,056.67	2,247.92
TAX CERTIFICATES	6/21/2021	9,497.00	413.92	8,791.21	18,702.13
		-	-	-	
TOTAL COUNTY DISTRIB.		1,362,892.86	59,400.68	1,261,605.58	2,683,899.12
TOTAL TAX ROLL DUE (DISCOUNTS NOT TAKEN)		(4,651.55)	(202.73)	(4,305.88)	(9,160.17)

TOTAL DISTRICT	UNITS	2016-1 DEBT SERVICE	2016-2 DEBT SERVICE	O&M	TOTAL
TOTAL ASSESSED	23,512	1,374,184.84	59,197.95	1,266,294.36	2,699,677.14
TOTAL RECEIVED		1,378,836.39	59,400.68	1,270,600.24	2,708,837.31

PERCENT COLLECTED DIRECT BILL	100.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	100.34%	100.34%	100.34%	100.34%
TOTAL PERCENT COLLECTED	100.34%	100.34%	100.34%	100.34%

C.

BARTRAM SPRINGS
Community Development District
Check Register Summary 5/1/2021 -5/31/2021

Check Date	Check No.	Amount
General Fund - Hancock		
5/3/21	1839-1854	\$12,912.44
5/13/21	1855-1866	\$46,491.24
5/25/21	1867-1876	\$19,163.60
		<hr/> \$78,567.28
General Fund - Capital Reserve		
5/3/21	249-251	\$19,440.86
5/25/21	252	\$373.24
		<hr/> \$19,814.10
<i>Utilities and Autopayments</i>		
5/10/21	JEA	\$6,049.97
5/10/21	Comcast	\$786.59
5/21/21	Rubicon	\$783.12
		<hr/> \$7,619.68
Total		<hr/> \$106,001.06

*Fedex invoices will be available upon request.

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	6/29/21	PAGE	1
*** CHECK DATES 05/01/2021 - 05/31/2021 ***		BARTRAM SPRINGS - GENERAL FUND												
		BANK B GENERAL FUND-HANCOCK												
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #						
5/03/21	00455	1/14/21 186007	202101 330-57200-46000	JAN MONITORING	*	107.50								
				ATLANTIC SECURITY			107.50	001839						
5/03/21	00452	4/05/21 210405	202104 330-57200-46000	BARTRAM SPRINGS WATERSLID	*	585.00								
				GUTTERS & COVERS LLC			585.00	001840						
5/03/21	00013	3/10/21 121196	202102 310-51300-31500	FEB GENERAL COUNSEL	*	3,663.50								
				HOPPING GREEN & SAMS			3,663.50	001841						
5/03/21	00013	3/10/21 121197	202102 310-51300-31500	FEB MONTHLY MEETING	*	1,500.00								
				HOPPING GREEN & SAMS			1,500.00	001842						
5/03/21	00013	4/12/21 122039	202103 310-51300-31500	MAR MONTHLY MEETING	*	1,500.00								
				HOPPING GREEN & SAMS			1,500.00	001843						
5/03/21	00135	4/28/21 21-02815	202104 310-51300-48000	NOTICE OF MEETING 4/28/21	*	79.63								
				JACKSONVILLE DAILY RECORD C/O			79.63	001844						
5/03/21	00040	1/20/21 549125	202101 330-57200-46600	JAN LAKE MAINTENANCE	*	1,694.00								
				THE LAKE DOCTORS, INC.			1,694.00	001845						
5/03/21	00040	4/01/21 567127	202104 330-57200-46600	APR LAKE MAINTENANCE	*	1,694.00								
				THE LAKE DOCTORS, INC.			1,694.00	001846						
5/03/21	00340	4/23/21 1210067	202104 320-57200-49300	MOVIE NIGHT 4/23/21	*	350.00								
				PROGRESSIVE ENTERTAINMENT SRVCS.			350.00	001847						
5/03/21	00329	4/15/21 P9395	202104 320-57200-49400	ACCESS CARDS & EQUIP SHIP	*	603.00								
				SECURITY 101			603.00	001848						
5/03/21	00065	4/19/21 40708984	202104 330-57200-46000	APR PEST CONTROL	*	139.00								
				TERMINIX			139.00	001849						
5/03/21	00437	1/28/21 1149	202101 320-57200-34200	UV DISINFECTION 1/27/21	*	199.00								
				JAMES CHIPMAN DBA UV DISINFECTION			199.00	001850						

BSPR BART SPRING BPEREGRINO														

AP300R
 *** CHECK DATES 05/01/2021 - 05/31/2021 ***
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/29/21 PAGE 2
 BARTRAM SPRINGS - GENERAL FUND
 BANK B GENERAL FUND-HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/03/21	00437	3/11/21 1156	202103 320-57200-34200	UV DISINFECTION 3/11/21	*	199.00	
				JAMES CHIPMAN DBA UV DISINFECTION			199.00 001851
5/03/21	00437	4/22/21 1164	202104 320-57200-34200	UV DISINFECTION 4/21/21	*	199.00	
				JAMES CHIPMAN DBA UV DISINFECTION			199.00 001852
5/03/21	00437	4/29/21 1165	202104 320-57200-34200	UV DISINFECTION 4/28/21	*	199.00	
				JAMES CHIPMAN DBA UV DISINFECTION			199.00 001853
5/03/21	00429	3/31/21 S59292	202103 330-57200-46000	AMENITY REPAIR & MAINT	*	200.81	
				WEATHER ENGINEERS, INC.			200.81 001854
5/13/21	00381	4/26/21 73916	202104 330-57200-46000	BACKFLOW TEST	*	180.00	
				BOB'S BACKFLOW & PLUMBING SERVICES			180.00 001855
5/13/21	00140	5/04/21 39033	202105 330-57200-46100	PERF MAINTENANCE SYSTEM	*	925.00	
				EAST COAST WELLS & PUMP SERVICE INC			925.00 001856
5/13/21	00071	5/01/21 536	202105 310-51300-34000	MAY MANAGEMENT FEES	*	4,257.50	
		5/01/21 536	202105 310-51300-35100	MAY INFORMATION TECH	*	83.33	
		5/01/21 536	202105 310-51300-51000	OFFICE SUPPLIES	*	20.69	
		5/01/21 536	202105 310-51300-42000	POSTAGE	*	137.44	
		5/01/21 536	202105 310-51300-42500	COPIES	*	154.80	
		5/01/21 536	202105 310-51300-41000	TELEPHONE	*	57.73	
				GOVERNMENTAL MANAGEMENT SERVICES			4,711.49 001857
5/13/21	00013	4/12/21 122038	202103 310-51300-31500	MAR GENERAL COUNSEL	*	1,755.00	
				HOPPING GREEN & SAMS			1,755.00 001858
5/13/21	00040	3/01/21 560815	202103 330-57200-46600	MAR LAKE MAINTENANCE	*	1,694.00	
				THE LAKE DOCTORS, INC.			1,694.00 001859

BSPPR BART SPRING BPEREGRINO

*** CHECK DATES 05/01/2021 - 05/31/2021 ***
 BARTRAM SPRINGS - GENERAL FUND
 BANK B GENERAL FUND-HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/13/21	00040	5/01/21 573909	202105 330-57200-46600	MAY LAKE MAINTENANCE	*	1,694.00	
				THE LAKE DOCTORS, INC.			1,694.00 001860
5/13/21	00222	3/25/21 1276	202103 330-57200-46000	REPAIR CHAIR BASE FABRIC	*	75.00	
				UNIQUE SPECIAL SERVICES, INC.			75.00 001861
5/13/21	00437	5/06/21 1166	202105 320-57200-34200	UV OFFCIE DISINFECTION	*	199.00	
				JAMES CHIPMAN DBA UV DISINFECTION			199.00 001862
5/13/21	00351	4/30/21 383961	202104 320-57200-49300	STEP INTO SPRING EVENT ST	*	216.00	
				VESTA PROPERTY SERVICES, INC.			216.00 001863
5/13/21	00351	4/30/21 384002	202104 320-57200-33100	APR LIFEGUARD HOURS	*	4,732.56	
		4/30/21 384002	202104 320-57200-49300	CREDIT MEMPHIS BBQ 117786	*	55.84-	
				VESTA PROPERTY SERVICES, INC.			4,676.72 001864
5/13/21	00351	5/01/21 383639	202105 320-57200-33000	CLUB MANAGER & ATTENDANTS	*	11,785.32	
		5/01/21 383639	202105 320-57200-46400	POOL MAINTENANCE	*	3,210.66	
		5/01/21 383639	202105 320-57200-34100	GEN FAC MAINTENANCE	*	3,986.75	
		5/01/21 383639	202105 320-57200-43500	JANITORIAL SERVICES	*	2,822.06	
		5/01/21 383639	202105 320-57200-34510	GYM MONITORING SERVICES	*	2,145.24	
		5/01/21 383639	202105 320-57200-34000	FIELD OPERATION SERVICES	*	5,375.00	
		5/01/21 383639	202105 320-57200-34530	MOBILE APP	*	250.00	
				VESTA PROPERTY SERVICES, INC.			29,575.03 001865
5/13/21	00388	4/30/21 5188	202104 320-57200-35000	IRRIGATION REPAIRS	*	790.00	
				VERDEGO, LLC			790.00 001866
5/25/21	00455	5/18/21 203941	202105 330-57200-46000	MAY MONITORING	*	162.50	
				ATLANTIC SECURITY			162.50 001867

BSPR BART SPRING BPEREGRINO

*** CHECK DATES 05/01/2021 - 05/31/2021 ***
 BARTRAM SPRINGS - GENERAL FUND
 BANK B GENERAL FUND-HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/25/21	00224	5/18/21 6031	202103 330-57200-46000	SERVICE ON 3/12/2021	*	125.00	
				MEZO COMMUNICATIONS, LLC			125.00 001868
5/25/21	00201	5/01/21 13129559	202105 320-57200-46500	MAY POOL CHEMICALS	*	2,565.53	
				POOLSURE			2,565.53 001869
5/25/21	00340	5/21/21 1210068	202105 320-57200-49300	MOVIE NIGHT 5/21/21	*	350.00	
				PROGRESSIVE ENTERTAINMENT SRVCS.			350.00 001870
5/25/21	00208	10/29/20 14483A	202010 320-57200-43600	DEL EMERGENCY STOP CLIPS	*	113.00	
				SOUTHEAST FITNESS REPAIR			113.00 001871
5/25/21	00208	3/31/21 15452A	202103 320-57200-43600	QUARTERLY PM ALL EQUIP	*	431.65	
				SOUTHEAST FITNESS REPAIR			431.65 001872
5/25/21	00406	5/01/21 2657	202105 310-51300-35100	MAY MAINTENANCE FEE	*	150.00	
				ROBERTA G NAGLE DBA UNICORN			150.00 001873
5/25/21	00437	5/20/21 1168	202105 320-57200-34200	UV DISINFECTION GYM 5/19	*	199.00	
				JAMES CHIPMAN DBA UV DISINFECTION			199.00 001874
5/25/21	00437	5/20/21 1169	202105 320-57200-34200	UV DISINFECTION GYM 5/12	*	199.00	
				JAMES CHIPMAN DBA UV DISINFECTION			199.00 001875
5/25/21	00388	5/01/21 5296	202105 330-57200-46200	MAY LANDSCAPE MAINTENANCE	*	14,867.92	
				VERDEGO, LLC			14,867.92 001876
TOTAL FOR BANK B						78,567.28	
TOTAL FOR REGISTER						78,567.28	

BSPR BART SPRING BPEREGRINO



SMARTHOME.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

Bartram Springs
475 West Town Place #114
St. Augustine FL 32092

1.330.572.460

455B

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/04/2021	\$107.50	01/14/2021

INVOICE NO. 186007

Site: 14530 Cherry Lake Dr
Jacksonville
Site Address: 14530 Cherry Lake Dr
Jacksonville FL 32258
Job No.: 63230
Job Name:
Order No.:

Description

general system check and new management needs a walkthrough of system.

Service - Security

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Residential service	0.48 hrs	\$150.00	\$72.50
Sub-Total ex Tax			\$107.50
Tax			\$0.00
Total			\$107.50

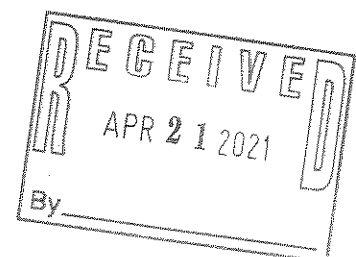
"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$107.50
Tax	\$0.00
Total inc Tax	\$107.50
Amount Applied	\$0.00
Balance Due	\$107.50





Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/04/2021	\$107.50	01/14/2021

INVOICE NO. 186007

How To Pay

INVOICE NO. 186007



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Bartram Springs **DUE DATE:** 02/04/2021 **AMOUNT DUE:** \$107.50

Please Reference: **186007**



Gutters & Covers LLC

330.572.460 new gutter on one side for the slide tower

9253 Arbolita Way, Jacksonville FL, 32256
O: (904) 997-6685 E: gandcjax@gmail.com
www.GuttersAndCoversJax.com

452B

INVOICE #210405

Proposal Submitted to Winslow Wheeler	Cellular 318-0797	Home Phone	Work Phone	Date 4/5/2021
Street Address 14530 Cherry Lake Dr E			Email	
City, State and Zip Jacksonville FL, 32258			Job Directions Bartram Springs Waterslide	
G&C Representative Signature Jerome Smith 651-9258				

Every Professional Gutter Topper Installation Includes:

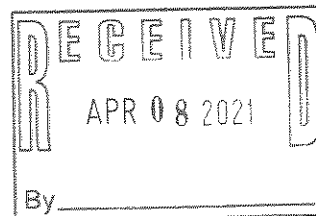
Removal of all debris from gutters and downspouts and flush out where necessary (limited to above ground flushing).
Resealing and caulking of existing end caps and corners if needed. Re-pitch gutters if needed, replace bent or loose nails.
Clean up and removal of all debris associated with installation.

Installation Specifications:

Gutter Topper	Color	Linear Ft	\$
6" Seamless Gutter	Color galvalume	Linear Ft 18	\$ 585.00
3x4 Downspout	Color classic cream	Installed 1 (triple)	\$ INC.
Gutter Screen	Color	Linear Ft	\$
Soffit	Color	Linear Ft	\$
Fascia Wrap	Color	Linear Ft	\$

Special Instructions, Warranties, Additional Work or Comments: 20 Yrs Warranty on Material, 1 Yr Warranty on Labor. Lifetime Performance Warranty on Gutter Topper.

1.330.572.46000



Total Price \$ 585.00
Total Deposit \$ 0
Due upon Completion \$ 585.00

Method of Payment: Check payable to GUTTERS & COVERS

The parties to this contract are bound and governed by the laws of the state of Florida as they apply thereto. Any alterations or deviation from the specifications involving extra cost of material or labor will only be executed upon written orders for the same and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. The improvements specified herein will be performed according to contractor's specifications. Painting and staining are excluded from this contract. The contractor is not responsible for pre-existing conditions or circumstances beyond its control, including, but not limited to, unlevel roof lines and desired downspout locations, therefore Gutters & Covers LLC. cannot guarantee all gutters to drain completely dry.

-Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above!
Rejection of Proposal: Gutter Topper reserves the right to cancel this order, if Engineers decide the job as sold will not afford proper installation.

- Buyer's right to cancel

This agreement may be cancelled by mailing a notice to the seller's place of business. Notice must state that goods or services are not wanted. Any deposit is non-refundable and will be considered liquidated damages unless this contract is cancelled in writing before midnight on the second working day, after you sign this contract.

Signature: _____

Print Name: _____

Date: _____

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

March 10, 2021

Bartram Springs Community Development District
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 121196
Billed through 02/28/2021

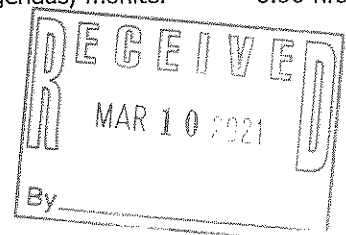
General Counsel

BARTRM 00001 CEL

13B
1,310.513,315

FOR PROFESSIONAL SERVICES RENDERED

02/01/21	CEL	Prepare addendum to Vesta Agreement; research meeting action items.	2.50 hrs
02/02/21	CEL	Correspond with staff regarding website; review meeting agenda items.	0.60 hrs
02/03/21	KEM	Prepare Capitol Conversations newsletter.	0.10 hrs
02/04/21	CEL	Review meeting agenda package and prepare for board meeting.	0.60 hrs
02/09/21	CEL	Research meeting action items; research disposition of social hall furniture.	0.80 hrs
02/10/21	CEL	Research meeting action items; research disposal of surplus furniture.	1.20 hrs
02/11/21	CEL	Research meeting action items.	0.40 hrs
02/15/21	CEL	Prepare memorandum regarding disposition of furniture; prepare ATS agreement.	1.20 hrs
02/16/21	CEL	Research meeting action items; correspond with Oliver.	0.20 hrs
02/17/21	CEL	Review correspondence regarding bulkhead repair claim; research same; prepare correspondence regarding same.	1.20 hrs
02/18/21	CEL	Draft correspondence regarding encroachment on CDD property; correspond with staff regarding same; research meeting action items.	0.60 hrs
02/19/21	CEL	Correspond with staff regarding bulkhead on CDD property; research same.	0.90 hrs
02/21/21	CEL	Review and edit meeting minutes.	0.40 hrs
02/22/21	CEL	Research and conference call with Oliver regarding property encroachment.	0.20 hrs
02/22/21	KEM	Review filed application for tax exemption.	0.10 hrs
02/26/21	CEL	Telephone conference with staff in preparation for March meeting.	0.40 hrs
02/26/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.50 hrs



=====

Total fees for this matter \$3,663.50

MATTER SUMMARY

Eldred, Carl	11.20 hrs	310 /hr	\$3,472.00
Kilinski, Jennifer L.	0.50 hrs	325 /hr	\$162.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	145 /hr	\$29.00

TOTAL FEES

\$3,663.50

TOTAL CHARGES FOR THIS MATTER**\$3,663.50****BILLING SUMMARY**

Eldred, Carl	11.20 hrs	310 /hr	\$3,472.00
Kilinski, Jennifer L.	0.50 hrs	325 /hr	\$162.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	145 /hr	\$29.00

TOTAL FEES

\$3,663.50

TOTAL CHARGES FOR THIS BILL**\$3,663.50****Please include the bill number with your payment.**

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 10, 2021

Bartram Springs Community Development District
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 121197
Billed through 02/28/2021

Monthly Meeting

BARTRM 00101 CEL

FOR PROFESSIONAL SERVICES RENDERED

02/08/21 CEL Attend Board meeting.

Total fees for this matter \$1,500.00

MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS MATTER \$1,500.00

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS BILL \$1,500.00

Please include the bill number with your payment.

1,310,513,315
1313



Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

April 12, 2021

Bartram Springs Community Development District
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 122039
Billed through 03/31/2021

Monthly Meeting

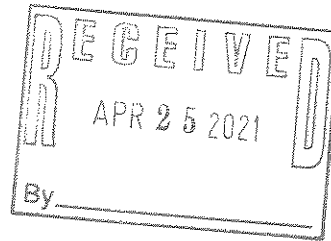
BARTRM 00101 CEL

FOR PROFESSIONAL SERVICES RENDERED

03/08/21 CEL Prepare for and attend board meeting.

Total fees for this matter

\$1,500.00



MATTER SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS MATTER \$1,500.00

BILLING SUMMARY

TOTAL FEES \$1,500.00

TOTAL CHARGES FOR THIS BILL \$1,500.00

Please include the bill number with your payment.

1.310.513,315
1313

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

April 28, 2021

Date

Attn: Sarah Sweeting
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial #	21-02815D	PO/File #		\$79.63
				Amount Due
Notice of Meeting				
				Amount Paid
Bartram Springs Community Development District				\$79.63
				Payment Due

Case Number _____

Publication Dates 4/28

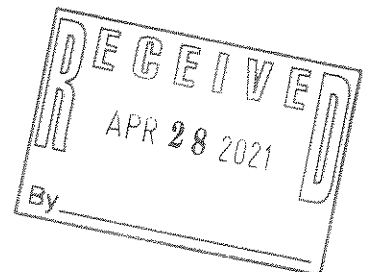
County Duval

*Payment is due before the
Proof of Publication is released.*

*For your convenience, you
may remit payment at
[https://legals.jaxdailyrecord.
com/secure/submit_payment.php](https://legals.jaxdailyrecord.com/secure/submit_payment.php).*

1.310,513.480

135 B



Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF MEETING
BARTRAM SPRINGS
COMMUNITY**

DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District will be held on Monday, May 10, 2021, at 8:30 a.m., at the Bartram Springs Amenity Center, 14530 Cherry Lake Drive East, Jacksonville, FL. 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, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 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 this meeting 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

Apr. 28 00(21-02815D)

INVOICE



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

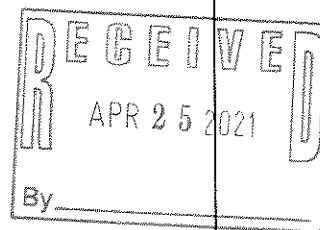
Bill To

BARTRAM SPRINGS CDD
VESTA PROPERTY SERVICES
14530 CHERRY LAKE DRIVE EAST
JACKSONVILLE, FLORIDA 32258

Invoice #	549125
Account #	709275
Invoice Date	1/1/2021
Due Date	1/11/2021
Rep	MAS

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R) Jan 1,330.572,466 40B	1,694.00
Customer Total Balance \$3,388.00		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$1,694.00



To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To

BARTRAM SPRINGS CDD
VESTA PROPERTY SERVICES
14530 CHERRY LAKE DRIVE EAST
JACKSONVILLE, FLORIDA 32258

Amount Enclosed

Invoice #	549125
Account #	709275
Date	1/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

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

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

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

INVOICE



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

001.330.57200.46600

Bill To
BARTRAM SPRINGS CDD VESTA PROPERTY SERVICES 14530 CHERRY LAKE DRIVE EAST JACKSONVILLE, FLORIDA 32258

Invoice #	567127
Account #	709275
Invoice Date	4/1/2021
Due Date	4/11/2021
Rep	MAS

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
-	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R) <i>Apr</i> <i>40 B</i> <i>1.330.572.466</i>	1,694.00
Customer Total Balance \$5,082.00		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$1,694.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
BARTRAM SPRINGS CDD VESTA PROPERTY SERVICES 14530 CHERRY LAKE DRIVE EAST JACKSONVILLE, FLORIDA 32258

Amount Enclosed

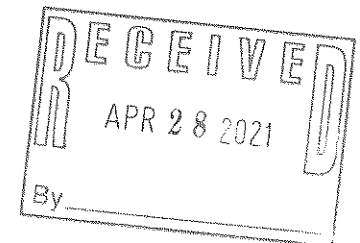
Invoice #	567127
Account #	709275
Date	4/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

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

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

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





Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 11/17/2020

Invoice # 1210067

Terms: Due at event

PO#

Customer name:

Bartram Springs CDD

Event type: Movie Night

Billing address:

14530 Cherry Lake Drive E., Jacksonville, FL 32258

Original contact person:

Erika Budzinski

Wk: 904-880-5156 **Cell:**

E-mail/ fax: ebudzinski@vestapropertyservices.com

At event contacts with cell:

Same

Event date: Friday April 23, 2021

Hours of event: 7:00 pm-9:00 pm

Hours of service: Same

Approximate set up time:

Between: 5:15-5:30 pm

Location name and address:

Same

Where to set up at location:

On grass courtyard

Power within 75': Yes

Set up-grass or pavement:

GR

Water within 75': NA

Covered area for entertainer: NA

Notes:

SERVICES NEEDED:

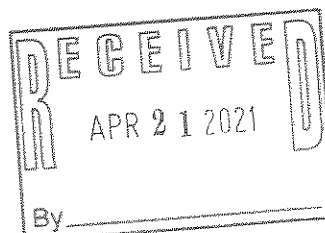
* 32 foot Mega frame screen, projection, complete sound, operator

Reg. Rate \$ 595.00

Your Cost \$ 350.00

Your Total Savings \$ 245.00

340 B
1-320-572-493
movienight 4/23/21



Sub Total: \$ 350.00

Sales Tax: \$ -

Invoice Total: \$ 350.00

50 % Deposit required \$ Waived

Balance due at set up \$ 350.00

Payments received \$ -

Current Balance \$ 350.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ **Date:** _____



Security101®
Protecting People, Property & Profits

Invoice

TNTSI, Inc.
8110 Cypress Plaza Dr., Suite 304
Jacksonville, FL 32256
904-260-9101

Date	Invoice #
4/15/2021	P9395

Bill To
Bartram Springs 14530 Cherry Lake Dr East Jacksonville, FL 32258 USA

001.320.572.494

Please Remit Payment To:
8110 Cypress Plaza Dr., Suite 304
Jacksonville, FL 32256

P.O. No.	Terms
	Net 30

Quantity	Description	Rate	Amount
1	Proposal: 150817.0 box sale - access cards Equipment Shipping Tax Exempt Certificate #85-8012764823C-4 Sales Tax 329B	578.00 25.00 0.00%	578.00T 25.00 0.00
Thank you for your business.		Total	\$603.00



**Bill To:**

BARTRAM SPRINGS

475 WEST TOWN PL STE 114
ST AUGUSTINE, FL 32092**Remit To:**

TERMINIX PROCESSING CENTER

PO BOX 802155
CHICAGO, IL 60680-2155**Invoice Details**Customer Number 4209310
Invoice Number 407089846
Invoice Date 04/19/2021
Invoice Amount \$ 146.00

Svc Address	Location	Sales Agreement #	P.O. Number	Base Amount
Work Order #	Service Description	Area	Service Date	Environmental Fee
				Tax Amount
				Total

14530 CHERRY LAKE DR E, JACKSONVILLE, FL 32258

BARTRAM SPRINGS 4698553

17881009353

Gen Pest Control Regular

04/19/21

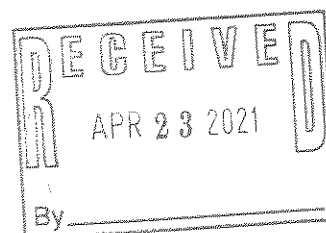
\$ 139.00

~~\$ 7.00~~

\$ 0.00

\$ 146.00

The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service.

1,330.572,460
65B



NATIONAL ACCOUNTS

Terminix Commercial
280 Business Park Cr
St Augustine, FL 32095
800-837-6464

Service Inspection Report Detailed Service Report #TMX17881009353

Thank you for your business and your trust to protect your brand!

Client: 958997
150 Peabody Pl
Memphis, TN 38103-3700

Phone: 000-000-0000

Customer Signature:

Technician Signature:

Winslow Bertram springs

Glenn Register



Service Location: 300008505
BARTRAM SPRINGS
14530 CHERRY LAKE DR E
JACKSONVILLE, FL 32258

Phone: 000-000-0000

Licenses/Certifications

FL - JE308672

Time In: 4/19/2021 08:48 AM **Terms:** NET 30
Time Out: 4/19/2021 09:04 AM

Order #	Service Description	Quantity	Unit Cost	Amount
TMX17881009353	QUARTERLY PEST CONTROL	1.00	\$139.00	\$139.00
SubTotal:				\$139.00
Tax:				\$10.43
Total:				\$149.43
Amount Due:				\$149.43

Service Comments

Tech Comment: Spoke to Winslow treated bathrooms, kitchens, gym and front area and treated exterior of main building.

Materials Summary

Material Applied	EPA #	Active Ingredient	Finished Quantity	Application Method	Application Rate
	Lot #	AI Concentration	Undiluted Quantity	Application Equipment	Sq/Cu/L Ft
Alpine WSG	499-561	Dinotefuran	2.000 Fluid (OZ)	Spot	1 Gallon / 1000 SQ
	N/A	0.1	0.156 Gram	1 gal B&G Sprayer	
<i>Target Pests: Ants/General</i>					
<i>Areas Applied: General/Other</i>					
Bifen L/P Insecticide Granules	53883-124	Bifenthrin	1.000 Pounds	Broadcast	N/A
	N/A	0.2000	1.000 Pounds	Hand Spreader	
<i>Target Pests: Ants/General</i>					
<i>Areas Applied: General/Other</i>					
Gentrol IGR Concentrate	2724-351	Hydoprene	0.100 Gram	Spot	N/A
	N/A	0.08	0.000 Fluid (OZ)	1 gal B&G Sprayer	
<i>Target Pests: Cockroach</i>					
<i>Areas Applied: General/Other</i>					

Open Conditions

No Conditions
Added or Updated
this Service

Severity
Responsibility

Created
Last Inspected

Client signature acknowledges the above service(s) were performed. You will be invoiced separately. For further information, service details regarding your account and contact information, please visit www.copesan.com.



NATIONAL ACCOUNTS

Terminix Commercial
280 Business Park Cr
St Augustine, FL 32095
800-837-6464

Service Inspection Report
Detailed Service Report
#TMX17881009353

Open Conditions

Severity	Created
Responsibility	Last Inspected

Conditions Resolved This Visit

Severity	Created
Responsibility	Last Inspected

No Conditions
Added or Updated
this Service

Pest Summary

Quantity

Device Summary

With	Without	Total	Device Exceptions		
Activity	Activity	Inspected	Replaced	Removed	Skipped

None Noted

None Noted

Additional pest findings may have been observed. Please see conditions and comments for more details.

Area Inspections

Area Inspected	Pest Findings	Time
None Noted		

Device Inspection Details

Area	Device Name	Device Type	Activity	Pest Findings	Time
None Noted			None		

Material Application Details

Material Applied	Active Ingredient	AI%	Application Method	
EPA #	Lot #	AI Concentration	Application Equipment	Sq/Cu/L Ft
Alpine WSG	Dinotefuran	40.0000%	Spot	
499-561	N/A	0.1	1 gal B&G Sprayer	

Target Pest: Ants/General

Area/Device Name	Finished Quantity	Undiluted Quantity	Technician Name	Time
General/Other	2.0000 Fluid (OZ)	0.1562 Gram	Glenn Register	08:49 AM

Weather: 0°, 0 MPH

Bifen L/P Insecticide Granules

Bifenthrin

0.2000%

Broadcast

53883-124

N/A

N/A

Hand Spreader

Target Pest: Ants/General

Area/Device Name	Finished Quantity	Undiluted Quantity	Technician Name	Time
General/Other	1.0000 Pounds	1.0000 Pounds	Glenn Register	08:50 AM

Weather: 0°, 0 MPH

Gentrol IGR Concentrate

Hydroprene

9.0000%

Spot

2724-351

N/A

0.08

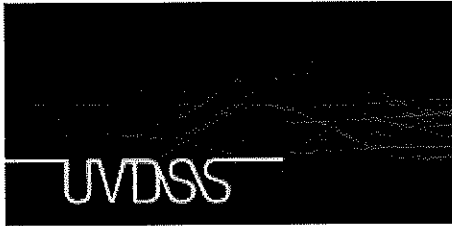
1 gal B&G Sprayer

Target Pest: Cockroach

Area/Device Name	Finished Quantity	Undiluted Quantity	Technician Name	Time
General/Other	0.1000 Gram	N/A	Glenn Register	08:49 AM

Weather: 0°, 0 MPH

Client signature acknowledges the above service(s) were performed. You will be invoiced separately. For further information, service details regarding your account and contact information, please visit www.copesan.com.



INVOICE

Invoice #: 1149
Invoice Date: Jan 28, 2021
Due date: Jan 28, 2021

UV Disinfection Solution Specialists, LLC

James Chipman
14388 Chestnut Ridge Ct
Jacksonville, FL 32258
United States

Phone: 1 9043022295
james@uvdss.com
www.UVDSS.com

Amount due:
\$199.00

437B

1.320.572,342

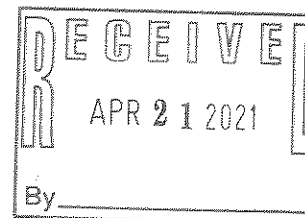
Bill To:

so****@vestapropertyservices.com

Description	Quantity	Price	Amount
UV Commercial Office Disinfection UV-C Disinfection Bartram Springs CDD GYM <u>01/27/2021</u>	1	\$199.00	\$199.00
		Subtotal	\$199.00
		Discount (\$0.00)	\$0.00
		Shipping	\$0.00
		Total	\$199.00 USD

Notes

Thank you for your Business





INVOICE

Invoice #: 1156
Invoice Date: Mar 11, 2021
Due date: Mar 11, 2021

UV Disinfection Solution Specialists, llc

James Chipman
14388 Chestnut Ridge Ct
Jacksonville, FL 32258
United States

Phone: 1 9043022295
james@uvdss.com
www.UVDSS.com

Amount due:
\$199.00

437B
1.320.572.312

Bill To:

so****@vestapropertyservices.com

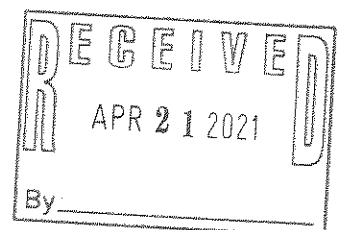
Description

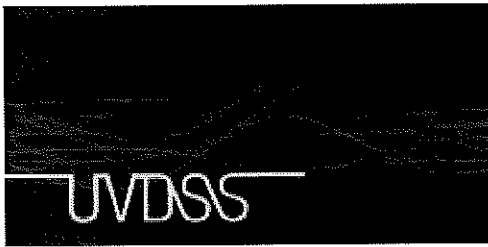
UV Commercial Office Disinfection
UV-C Disinfection Bartram Springs CDD GYM 03/11/2021

Quantity	Price	Amount
1	\$199.00	\$199.00
Subtotal		\$199.00
Discount (\$0.00)		\$0.00
Shipping		\$0.00
Total		\$199.00 USD

Notes

Thank you for your Business





INVOICE

Invoice #: 1164
Invoice Date: Apr 22, 2021
Due date: Apr 22, 2021

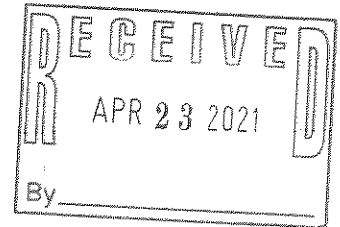
UV Disinfection Solution Specialists, llc

James Chipman
14388 Chestnut Ridge Ct
Jacksonville, FL 32258
United States

Phone: 1 9043022295
james@uvdss.com
www.UVDSS.com

Amount due:
\$199.00

437B
1,320,572,342



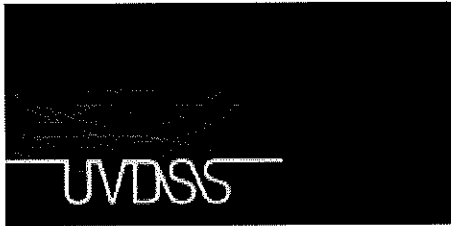
Bill To:

Bartram Springs CDD
solear@vestapropertyservices.com

Description	Quantity	Price	Amount
UV Commercial Office Disinfection UV-C Disinfection Bartram Springs CDD GYM 04/21/2021	1	\$199.00	\$199.00
		Subtotal	\$199.00
		Discount (\$0.00)	\$0.00
		Shipping	\$0.00
		Total	\$199.00 USD

Notes

Thank you for your Business



INVOICE

Invoice #: 1165
Invoice Date: Apr 29, 2021
Due date: Apr 29, 2021

UV Disinfection Solution Specialists, llc

James Chipman
14388 Chestnut Ridge Ct
Jacksonville, FL 32258
United States

437B

UV Disinfection 4/28/21
1.320.57200.34200

Amount due:
\$199.00

Phone: 1 9043022295
james@uvdss.com
www.UVDSS.com

Bill To:

Bartram Springs CDD
solear@vestapropertyservices.com

Description	Quantity	Price	Amount
UV Commercial Office Disinfection UV-C Disinfection Bartram Springs CDD GYM 04/28/2021	1	\$199.00	\$199.00
		Subtotal	\$199.00
		Discount (\$0.00)	\$0.00
		Shipping	\$0.00
		Total	\$199.00 USD

Notes

Thank you for your Business



-Since 1963-

Weather Engineers, Inc.

PO Box 37068
Jacksonville, FL 32236
Phone: (904) 356-3963
Fax: (904) 356-4969
www.weatherengineers.com
CAC041190
Tax ID 59-3076169

BILL TO: #104532

BARTRAM SPRINGS AMENITY CENTER
Attn: Winslow Wheeler
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Invoice

Number	Date
S59292	03/31/21

SERVICE PERFORMED AT:

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Site # : 104532-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
03/31/21	81099			30	SA0	

DESCRIPTION

Reported by: Winslow 318-0797
Trouble Code: NOC - NO COOL
Billable. Unit that controls Social Hall NOC.

BRAND	[MODEL # / SERIAL #]	SERVING AREA
TRANE	TWE090A300DA / 3111J2X5H	SOCIAL HALL
TRANE	TWA090D30RAA / 13483SREYA	SOCIAL HALL

#3 HVAC system. Diagnostic: Upon arrival, found the fan coil operating in the cooling cycle and the condenser unit off in the test mode. Action: Inspected and tested condenser components, cycled electrical power to clear test mode then checked system operations in the cooling cycle. Monitored its operations for 45 minutes; room temperature dropped from 79* to set point of 73*. Cycled on and off two times; everything else checked out ok. AC is back on line and cooling great.

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
104	03/31/21	13:45:00	14:18:00	16:00:00

03/31/21	1 MECH	R/T	1.70 HRS @	89.25	151.73
03/31/21	1 MECH	T/T	.55 HRS @	89.25	49.08

429 B

1,330.572.460

Amenity Repair
+
Maintenance

Continued on page 2

Thank you for your business!!

Please make all checks payable to Weather Engineers, Inc.
Remit To: PO Box 37068 Jacksonville, FL 32236
Phone (904) 356-3963* Fax (904) 356-4969



-Since 1963-

Weather Engineers, Inc.

PO Box 37068
Jacksonville, FL 32236
Phone: (904) 356-3963
Fax: (904) 356-4969
www.weatherengineers.com
CAC041190
Tax ID 59-3076169

Invoice

Number	Date
S59292	03/31/21

BILL TO: #104532

BARTRAM SPRINGS AMENITY CENTER
Attn: Winslow Wheeler
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

SERVICE PERFORMED AT:

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Site # : 104532-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
03/31/21	81099			30	SA0	

DESCRIPTION

Continued from page 1

LABOR 200.81

TOTAL \$ 200.81

Thank you for your business!!

Please make all checks payable to Weather Engineers, Inc.
Remit To: PO Box 37068 Jacksonville, FL 32236
Phone (904) 356-3963* Fax (904) 356-4969

Work Order

03/31/21
Page 1

Weather Engineers, Inc.
P.O. BOX 37068
Jacksonville, FL 32236
(904) 356-3963 Fax: (904) 356-4969
CAC041190

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Call Slip Number

81099

Problem Reported:

PROB: NOC-NO COOL

Billable. Unit that controls Social Hall NOC. avail until 11p

Brand	Model	Serial #
TRANE	TWE090A300DA	3111J2X5H
Location: OUTSIDE MECH CLOSET		

Brand	Model	Serial #
TRANE	TWA090D30RAA	13483SREYA
Location: GROUND		

#3 HVAC system.

Diagnostic: Upon arrival I found Fan Coil operating in the cooling cycle and the condenser unit off in the test mode.

Action: I Inspect and test condenser components, recycled electrical power to clear test mode then check system operations in the cooling cycle and monitor its operations for 45 minutes, room temperature drop from 79 *F to my set point of 73 *F and cycle on and off two times, everything else checked out ok.
A/C is back on line and cooling great.

Suction PSIG: 134
Head PSIG: 325
Subcool Reading: 7
Superheat reading: 19
Ambient temp: 84
Comp Amp reading: 19
CFM Amp reading: 2.9
Cleaned Drain line: yes
Check Crank Heater: yes

Tech Date Hours

Work Order

03/31/21
Page 2

Weather Engineers, Inc.
P.O. BOX 37068
Jacksonville, FL 32236
(904) 356-3963 Fax: (904) 356-4969
CAC041190

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Call Slip Number

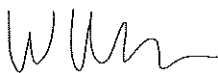
81099

104 03/31/2021 0.5500 TT hours

Description
COUPON 100

Amount
0.00

All service labor and diagnostics will be warranted thirty (30) days from the date of initial service. Weather Engineers, Inc. warrants all service parts for a period of one (1) year from date of original installation provided time does not exceeds the manufactures warranty period. Weather Engineers, Inc. shall provide new materials under warranty without charge for the part itself. This warranty does not include labor beyond the initial thirty (30) days or other cost incurred for diagnosis, repairing, removing, installing, shipping, servicing or handling of either the defective part or the replacement part or material. Warranty will be performed during normal business hours of 8:00 AM - 4:30 PM Monday thru Friday (only) excluding holidays. Thank You For Your Business!!



Authorized Signature

03/31/2021 03:47PM

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244



Invoice
73916

Invoice Date
4/26/2021

Bill To
Bartram Springs CDD c/o Vesta Property Services 1021 Oak Street Jacksonville, FL 32204

Job Location
Bartram Sprins CDD 14751 Bartram Springs Pkwy. Jacksonville, FL. 32258

Bob's Backflow & Plumbing Services, Inc.
4640 Subchaser Ct, Ste 113
Jacksonville, FL 32244
Phone # 904-268-8009 Fax # 904-292-4403

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	5/26/2021

Serviced	Description	Quantity	Price Each	Amount
4/20/2021	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	4	45.00	180.00
	Potable: 3/4" Wilkins 375 Serial# A280599 - PASSED			
	Irrigation: 3/4" Wilkins 975XL2 Serial#4494109 - PASSED			
	Fire Bypass: 3/4" Wilkins 950XLD Serial#HC25078 - PASSED			
	Fire: 8" Wilkins 350DA Serial#N60431 - PASSED			
	1.330.57200.46000 381B Backflow Test			

*Please note there was a small increase for testing on 2/1/2021. Due to circumstances out of our control, we had to raise our cost for testing for the first time in over eight years.
We appreciate your understanding and continued business.*

Thank you for your business.

Please make checks payable to Bob's Backflow and include your invoice number.

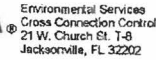
Total	\$180.00
Payments/Credits	\$0.00
Balance Due	\$180.00



Environmental Services
Cross Connection Control
21 W. Church St. 1-8
Jacksonville, FL 32202

BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Bartram Springs CDD		Owner or agent's name Denise Powers	
Service Address: 14751 Bartram Springs Pkwy Jacksonville, FL 32258		Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095	
Physical location of device Front of prop		Contact phone number	
JEA account number 1540008426		Meter number 74759444 Scan number	
<div>RECEIVED MAY 05 2021 By _____</div>			
Commercial test purpose		<input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation	
Commercial service type		<input type="checkbox"/> Fire <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Process / Isolation <input type="checkbox"/> Potable <input type="checkbox"/> Fire Bypass Reclaimed water is supplied <input type="checkbox"/>	
Residential test purpose		<input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation	
Residential service type		<input type="checkbox"/> Potable <input type="checkbox"/> Irrigation Reclaimed water is supplied <input type="checkbox"/>	
DeviceType: RPZ	Manufacturer: Wilkins	Size: 3/4"	Model: 975XL2
Serial Number: 4494109		Install Date:	
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at 9.0 psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at 2.2 psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at 3.0 lbs reduced pressure <input type="checkbox"/> Did not open
	Pressure vacuum breaker <input type="checkbox"/> Air inlet opened at psi <input type="checkbox"/> Did not open		
FINAL TEST	<input type="checkbox"/> Closed tight at psi	<input type="checkbox"/> Closed tight at psi	<input type="checkbox"/> Opened at lbs reduced pressure <input type="checkbox"/> Satisfactory
Remarks:			
Initial test performed by Thomas Marciano		Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number V02-21-11574
Repaired by		Company affiliation	BFDT certificate number
Final test performed by		Company affiliation	BFDT certificate number
Test date			
PASS / FAIL CERTIFICATION			
I hereby certify the assembly described above <input checked="" type="checkbox"/> passed / <input type="checkbox"/> failed and supportive data is accurate.			
Signature <i>Thomas Marciano</i>		Date 04-20-21	

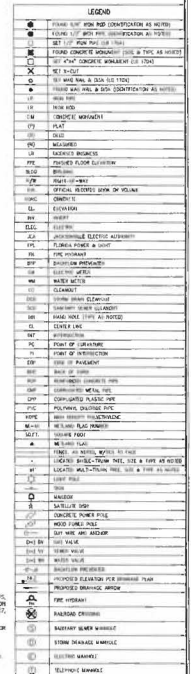


BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Bartram Springs CDD		Owner or agent's name Denise Powers	
Service Address: 14751 Bartram Springs Pkwy Jacksonville, FL 32258		Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095	
Physical location of device Front of prop		Contact phone number	
JEA account number 1540008426		Meter number 68272587 Scan number	
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Commercial service type <input type="checkbox"/> Fire <input type="checkbox"/> Irrigation <input type="checkbox"/> Process / Isolation <input checked="" type="checkbox"/> Potable <input type="checkbox"/> Fire Bypass Reclaimed water is supplied <input type="checkbox"/> Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation Reclaimed water is supplied <input type="checkbox"/>			
DeviceType: RPZ	Manufacturer: Wilkins	Size: 3/4"	Model: 375
Serial Number: A280599		Install Date:	
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at _____ psi 5.8 <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at _____ psi 2.2 <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at _____ 2.8 lbs reduced pressure <input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi _____	<input type="checkbox"/> Closed tight at _____ psi _____	<input type="checkbox"/> Opened at _____ lbs reduced pressure <input type="checkbox"/> Satisfactory
Remarks:			
Initial test performed by Thomas Marcano		Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number V02-21-11574
Repaired by		Company affiliation	BFDT certificate number
Final test performed by		Company affiliation	BFDT certificate number
Test date		04-20-21	
PASS / FAIL CERTIFICATION I hereby certify the assembly described above <input checked="" type="checkbox"/> passed / <input type="checkbox"/> failed and supportive data is accurate. Signature _____ Date _____ 04-20-21			

BACKFLOW ASSEMBLY TEST REPORT

A PORTION OF TRACT "G" AND TRACT "D" AS SHOWN MURABELLA UNIT FIVE, AS RECORDED IN MAP BOOK 58 PAGES 89 THROUGH 100 AND A PORTION OF MURABELLA UNIT ONE, AS RECORDED IN MAP BOOK 51 PAGE 10 THROUGH 42 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



THE DAILY NEWS

NOTES

1. EARNINGS PER SHARE

2. *Julia Roberts* was
a. *born in 1968* in
b. *born in 1968* in
c. *born in 1968* in
d. *born in 1968* in

3. REFERENCE INTERNATIONAL

4. BUS IS AN ACC

A. MCTHUS S-01
B. THE UNIVERSITY

THE UNIVERSITY OF
SOUTHERN CALIFORNIA
LIBRARY

FLOOR STAIRS

7 UNLESS IT BE
REPORT IS NOT IN

© THIS SURVEY AND
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THE PROPERTY OF
THE UNIVERSITY OF
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INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING
FROM THE UNIVERSITY OF SOUTH ALABAMA

8. LARSEN, W. G. 1969. The effect of temperature on the growth of the larval stages of the rainbow trout, *Salmo gairdneri* Richardson. *Journal of the Fisheries Research Board of Canada* 26:1039-1046.



Proudly Surveying in Jacksonville

Surveyed and Prepared By:
**RICHARD P.
CLARSON AND ASSOCIATES, INC.**
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonoff.com
Jacksonville and Northeast Florida since 1952 -

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

D:\Subdivisions\St. Johns County\Wurzbello\Shel 5\21-041\Trail D & G\peg\Topographic & Tree S

East Coast Wells & Pump Service
 PO Box 860179
 St. Augustine, FL 32086-0179
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
5/4/2021	39033

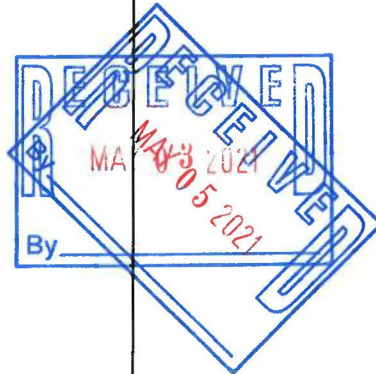
140 B
 1.330.572.461

BILL TO:

Bartram Springs CDD
 c/o Vesta Property Services
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: (2) ENTRY WAY WELLS		
	AS QUOTED: - PERFORMED MAINTENANCE ON SYSTEMS - CHECKED OUT PUMP AT POOL (10 HP SUB)	525.00	525.00
	AS QUOTED: SEMI- ANNUAL ACID TREATMENT ON BOTH WELLS	400.00	400.00



18% APR will be applied to any invoice not paid in full within 30 days.
 Visa or Mastercard Accepted

Total \$925.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.
 *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.
 *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Payments/Credits \$0.00

Balance Due \$925.00

1001 Bradford Way
Kingston, TN 37763

Invoice #: 536
Invoice Date: 5/1/21
Due Date: 5/1/21
Case:
P.O. Number:

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

713

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021	1,310.513.340	4,257.50	4,257.50
Information Technology - May 2021	1,310.513.351	83.33	83.33
Office Supplies	1,310.513.510	20.69	20.69
Postage	1,310.513.420	137.44	137.44
Copies	1,310.513.425	154.80	154.80
Telephone	1,310.513.410	57.73	57.73
Total			\$4,711.49
Payments/Credits			\$0.00
Balance Due			\$4,711.49

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

April 12, 2021

Bartram Springs Community Development District
c/o Governmental Management Services, LLC
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 122038
Billed through 03/31/2021

General Counsel

BARTRM 00001 CEL

FOR PROFESSIONAL SERVICES RENDERED

03/05/21	CEL	Review meeting materials and agenda items.	0.30 hrs
03/09/21	CEL	Telephone conference with staff regarding encroachment; review agenda action items; edit meeting minutes.	0.90 hrs
03/10/21	CEL	Review and edit revised amenity policies.	0.40 hrs
03/11/21	CEL	Edit and revise amenity policies.	0.20 hrs
03/12/21	CEL	Edit and revise amenity policies.	0.60 hrs
03/23/21	CEL	Review public records request and correspond with staff regarding same.	1.00 hrs
03/26/21	CEL	Telephone conferences with Supervisor and staff regarding public records request.	0.50 hrs
03/26/21	KEM	Prepare and send capitol conversations newsletter.	0.10 hrs
03/30/21	CEL	Correspond with Supervisor regarding public records request; review meeting agenda; research meeting action items; revise amenity center policies.	1.40 hrs
03/31/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs

Total fees for this matter

\$1,755.00



MATTER SUMMARY

Eldred, Carl	5.30 hrs	310 /hr	\$1,643.00
Kilinski, Jennifer L.	0.30 hrs	325 /hr	\$97.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50

TOTAL FEES

\$1,755.00

TOTAL CHARGES FOR THIS MATTER

\$1,755.00

13B
1.310.573.315

BILLING SUMMARY

Eldred, Carl	5.30 hrs	310 /hr	\$1,643.00
Kilinski, Jennifer L.	0.30 hrs	325 /hr	\$97.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	145 /hr	\$14.50

TOTAL FEES	\$1,755.00
------------	------------

TOTAL CHARGES FOR THIS BILL	\$1,755.00
------------------------------------	-------------------

Please include the bill number with your payment.

INVOICE



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

Bill To
BARTRAM SPRINGS CDD VESTA PROPERTY SERVICES 14530 CHERRY LAKE DRIVE EAST JACKSONVILLE, FLORIDA 32258

Invoice #	560815
Account #	709275
Invoice Date	3/1/2021
Due Date	3/11/2021
Rep	MAS

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly Water Management Service (R) 40B Mar Lake Maintenance 1,330.572, 466 RECEIVED MAR 11 2021 Customer Total Balance \$6,776.00	1,694.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice	\$1,694.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
BARTRAM SPRINGS CDD VESTA PROPERTY SERVICES 14530 CHERRY LAKE DRIVE EAST JACKSONVILLE, FLORIDA 32258

Amount Enclosed

Invoice #	560815
Account #	709275
Date	3/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

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

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

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

INVOICE



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

Bill To
BARTRAM SPRINGS CDD VESTA PROPERTY SERVICES 14530 CHERRY LAKE DRIVE EAST JACKSONVILLE, FLORIDA 32258

Invoice #	573909
Account #	709275
Invoice Date	5/1/2021
Due Date	5/11/2021
Rep	MAS

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Management Service (R) <i>270 B</i> <i>May Lake Maintenance</i> <i>1,330.572 + 466</i>	1,694.00
Customer Total Balance \$6,776.00		
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice \$1,694.00



To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
BARTRAM SPRINGS CDD VESTA PROPERTY SERVICES 14530 CHERRY LAKE DRIVE EAST JACKSONVILLE, FLORIDA 32258

Amount Enclosed

Invoice #	573909
Account #	709275
Date	5/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

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

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

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

Unique Special Services, Inc
3594 Simca Dr. W
Jacksonville, FL 32277

Invoice

Number 1276

Date 3/25/2021

Bill To

Bartram Club *Bartram Springs*
c/o GMS
Sue

Ship To

HA

PO Number	Terms	Customer #	Service Rep	Project
Bartram Club	Due upon completion		Brad 904-424-3593	

Description	Quantity/Hours	Price/Rate	Amount
Resew Chair base fabric	1	\$25.00	\$25.00
Pickup/Delivery	1	\$50.00	\$50.00

1.330.572.460

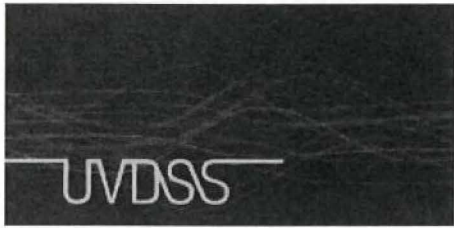
222B

Amount Paid \$0.00
Amount Due \$75.00

Discount \$0.00
Shipping Cost \$0.00
Sub Total \$75.00

Total \$75.00





INVOICE

UV Disinfection Solution Specialists, llc

James Chipman
14388 Chestnut Ridge Ct
Jacksonville, FL 32258
United States

Phone: 1 9043022295
james@uvdss.com
www.UVDSS.com

Invoice #: 1166
Invoice Date: May 6, 2021
Due date: May 6, 2021

Amount due:
\$199.00



Scan. Pay. Go

Bill To:

Bartram Springs CDD
solear@vestapropertyservices.com

Description	4370	Quantity	Price	Amount
UV Commercial Office Disinfection		1	\$199.00	\$199.00
UV-C Disinfection Bartram Springs CDD GYM 05/05/2021				
1,320.572.342			Subtotal	\$199.00
			Discount (\$0.00)	\$0.00
			Shipping	\$0.00
			Total	\$199.00 USD

Notes

Thank you for your Business





Invoice

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

Invoice # 383961
Date 4/30/2021
Terms Net 30
Due Date 5/30/2021
Memo Special Events

Bill To

Bartam Springs C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

357B

Description	Quantity	Rate	Amount
Step into spring event staff	12	18.00	216.00

spec events
1. 320.572-493

Total \$216.00



Non-Contracted Billable Services

<i>Community</i>		Bartram Springs	<i>Month:</i>	April	
Date of Service	Services Provided	Total Billable Hours	Billable Hourly Rate	Amount Billable	
4/3/21	Step Into Spring Event Staff	12	\$18.00	\$216.00	
Total		12		\$216.00	



Invoice

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

Invoice # 384002
Date 4/30/2021
Terms Net 30
Due Date 5/30/2021
Memo Lifeguard Hours April

Bill To

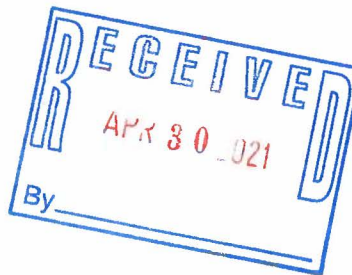
Bartram Springs C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

357B

Description	Quantity	Rate	Amount
Lifeguard Hours April 1,320.572.331	262.92	18.00	4,732.56

Thank you for your business.

Total \$4,732.56



Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Eddy	\$18.00	2	36.00
Fagen	\$18.00	13.29	239.22
Ivantsov	\$18.00	90.97	1,637.46
McGovern	\$18.00	2	36.00
Shrode	\$18.00	37.92	682.56
Wade	\$18.00	76.14	1,370.52
Zayas	\$18.00	32.6	586.80
Naumann	\$18.00	10	180.00
Total Lifeguard Staff		262.92	4,732.56
Total			4,732.56

Credit Memo

Vesta Property Services

Vesta
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Credit # 117786
Date 4/22/2021

PO #

Project

Subsidiary Vesta

Memo

Bill To

Bartram Springs C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

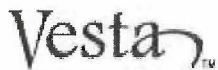
Item	Quantity	Description	Rate	Amount	Tax Rate
Grouping Only	1	credit for Memphis BBQ	55.84	55.84	

Total \$55.84

351B

1 - 320-572-493





Invoice

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

Invoice # 383639
Date 5/1/2021

Terms Net 30
Due Date 5/31/2021
Memo Oct.Fees

Bill To

Bartam Springs C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

351B

Description	Quantity	Rate	Amount
Services of Bartram Club Manager and Attendants 1. 320.572.330	1	11,785.32	11,785.32
Pool Maintenance Services at Bartram Club Pool (excludes pool chemicals) 464	1	3,210.66	3,210.66
General Facility Maintenance Services 1. 320.572.341	1	3,986.75	3,986.75
Janitorial Services 435	1	2,822.06	2,822.06
Gym Monitoring Services 34510	1	2,145.24	2,145.24
Field Operation Services 340	1	5,375.00	5,375.00
Mobile App 1. 320.572.34530	1	250.00	250.00

Total \$29,575.03





Invoice

Invoice #: 5188

Date: 04/30/21

Customer PO:

DUE DATE: 05/30/2021

BILL TO

Bartram Springs CDD
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#4980 - Irrigation Enhancement

Irrigation repairs in Veterans Parks area of property. Damage was caused by security lighting installation. Price includes all parts and irrigation tech labor.

Irrigation

\$790.00

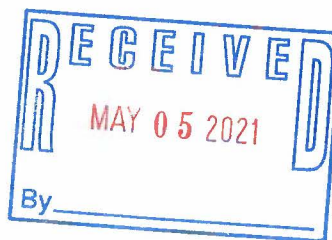
Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$790.00

388 B
1. 330.572.464
Irrigation Repairs





PROPOSAL

330.572.464 irrigation repairs

Mailing Address

Bartram Springs CDD
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Job Address

Bartram Springs CDD
14530 Cherry lake Dr. E
Jacksonville, FL 32258

Date: April 05, 2021

Phone:

Opportunity#: 4980

Job Summary:

Proposal for irrigation repairs in Veterans Parks area of property. Damage was caused by security lighting installation. Price includes all parts and irrigation tech labor.

Irrigation

Quantity	Description	Unit	Unit Price	Ext Price
8.00	Irrigation Labor	Hr	\$55.00	\$440.00
1.00	Irrigation Parts	Dollars	\$350.00	\$350.00
Irrigation Total				\$790.00

Proposal Total: \$790.00

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All material is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.





PROPOSAL

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By _____
Robert Jones
Date 4/5/2021
VerdeGo

By _____
Date _____
Bartram Springs CDD



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

Bartram Springs
475 West Town Place #114
St. Augustine FL 32092

PLEASE PAY BY

06/15/2021

AMOUNT

\$162.50

INVOICE DATE

05/18/2021

INVOICE NO. 203941

Site: 14530 Cherry Lake Dr
Jacksonville
Site Address: 14530 Cherry Lake Dr
Jacksonville FL 32258
Job No.: 65175
Job Name:
Order No.:

Description

MAIN OFFICE DOOR NEEDS WIRED. FRONT GREETING WINDOW NEEDS CONTACT.
HARDWIRED IF POSSIBLE TO RUN WIRES.
DSC 864 SYSTEM
POC 904-318-0797 WINSLOW
POC2 252-548-7820 SUE

05/17/2021 Nicholas J Schriefer

Added zone 8 reception window, wireless. Zone 6 Rec door already connected and working

If you have any further problems with your system please contact us.

455 B
1,330.572.460

Service - Security

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Power Series Thin Line Wireless Contact	1.00	\$55.00	\$55.00
Residential service	0.48 hrs	\$150.00	\$72.50
Sub-Total ex Tax			\$162.50
Tax			\$0.00
Total			\$162.50

may monitoring



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY

06/15/2021

AMOUNT

\$162.50

INVOICE DATE

05/18/2021

INVOICE NO. 203941

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice."

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$162.50
Tax	\$0.00
Total inc Tax	\$162.50
Amount Applied	\$0.00
Balance Due	\$162.50

How To Pay



Credit Card (MasterCard, Visa, Amex)

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

**Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211**

INVOICE NO. 203941

NAME: Bartram Springs

DUE DATE: 06/15/2021 **AMOUNT DUE:** \$162.50

Please Reference: 203941

Mezo Communications LLC

5800 Beach Blvd.
Suite 203 PMB 253
Jacksonville, FL 32207
(904) 619-1062
www.mezocommunications.com

INVOICE

BILL TO

Bartram Springs Club
Bartram Springs Club CDD
GMS
14530 Cherry Lake Dr. East
Suite 114
Jacksonville FL, FL 32258

INVOICE # 6031**DATE** 05/18/2021**TERMS** Due Upon Receipt

ACTIVITY	QTY	RATE	AMOUNT
ML100 3/12 - Conference room phone problem. Old Polycom Conference room phone has lots of echo. Customer purchased new conference room phone with remote microphones. Old Polycom phone is good, just not for the large room with echo happening. Showed customer how the new conference room phone with remote microphones is to be installed and utilized. Also, showed them the extensions for the conference room phone and the wireless remote phones they use. Showed them how to transfer a call from the remote phone to a digital phone using the flash button and the 660 transfer code.	1	100.00	100.00
travel charge travel charge	1	25.00	25.00

**BALANCE DUE****\$125.00**

224B
1-330-572-460
Service on 3/12/2021



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date

5/1/2021

Invoice #

131295599045

Terms	Net 20
Due Date	5/21/2021
PO #	

Bill To	Ship To
GMS, LLC. GMS, LLC. C/O Bartram Springs C.D.D. 475 West Town Place Ste 114 St Augustine FL 32092	Bartram Springs CDD GMS, LLC. 14530 Cherry Lake Dr. East Jacksonville FL 32256

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	2,455.39
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	110.14
<i>May Pool Chemicals</i> <i>2013</i> <i>1.320.572.465</i>				



Total 2,565.53
Amount Due \$2,565.53

Remittance Slip

Customer
13BAR126
Invoice #
131295599045

Amount Due \$2,565.53

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295599045



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 11/17/2020

Invoice # 1210068

Terms: Due at event

PO#

Customer name:

Bartram Springs CDD

Event type: Movie Night

Billing address:

14530 Cherry Lake Drive E., Jacksonville, FL 32258

Original contact person:

Erika Budzinski

Wk: 904-880-5156 **Cell:**

E-mail/ fax: ebudzinski@vestapropertyservices.com

At event contacts with cell:

Same

Event date: Friday May 21, 2021

Hours of event: 7:00 pm-9:00 pm

Hours of service: Same

Approximate set up time:

Between: 5:15-5:30 pm

Location name and address:

Same

Where to set up at location:

On grass courtyard

Power within 75': Yes

Set up-grass or pavement:

GR

Water within 75': NA

Covered area for entertainer: NA

Notes:

SERVICES NEEDED:

* 32 foot Mega frame screen, projection, complete sound, operator

Reg. Rate \$ 595.00

Your Cost \$ 350.00

Your Total Savings \$ 245.00



340B
1,320.572.493

Sub Total: \$ 350.00

Sales Tax: \$ -

Invoice Total: \$ 350.00

50 % Deposit required \$ Waived

Balance due at set up \$ 350.00

Payments received \$ -

Current Balance \$ 350.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ **Date:** _____

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 14483A

Facility Name:	Bartram Springs CDD - ACCOUNT ON HOLD
Facility Address:	The Offices of GMS, LCC Attn: Property Manager, 475 West Town Place, Suite 114 St. Augustine, Florida 32092
Billing Address:	The Offices of GMS, LCC Attn: Property Manager, 475 West Town Place, Suite 114 St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	DROP OFF EMERGENCY STOP CLIPS AND GIVE TO JOHN. JOHN 904-880-5156

Date: 29-Oct-2020

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	20.00	1.00	20.00
LF - CYBEX - TM - E-STOP W/LANYARD: LF - CYBEX - TM - E-STOP W/LANYARD	AX-24103	18.60	5.00	93.00
Comments:			<i>Parts Total</i>	113.00
			<i>Tax</i>	0.00
			<i>Balance</i>	113.00

Technician: FRANK HARDY

208B

Thank you for your business.

001.330.572.464



SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 15452A

Facility Name:	Bartram Springs CDD
Facility Address:	14530 Cherry Lake Drive East Jacksonville, Florida 32258
Billing Address:	The Offices of GMS, LCC Attn: Property Manager, 475 West Town Place, Suite 114 St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	ALSO LOOK AT LEG EXTENSION QUARTERLY PM 5 TREADMILLS 4 ELLIPTICALS 2 SPIN/ ROWERS 4 BIKES 2 MULTI-STATION 9 SINGLE STATIONS \$431.65 SUE 904-880-5156 ROBERT & SARAH

Date: 31-Mar-2021

Payment is due within 30 days of invoice date.

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		431.65	1.00	431.65
Comments:			Parts Total	431.65
			Tax	0.00
			Balance	431.65

Technician: ROBERT PETERKIN

Thank you for your business.

1. 320.572. 436
208B

PM all fitness equipment





Web Development, LLC

Invoice

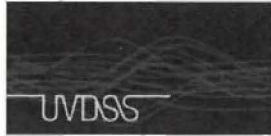
Date	Invoice #
5/1/2021	2657

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC BARTRAM SPRINGS 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MAINTENANCE FEE - BARTRAM SPRINGS	150.00	150.00
<div data-bbox="477 1167 789 1344">RECEIVED MAY 14 2021</div> <div data-bbox="422 1486 763 1583">406B 1.310.573.35701</div>			
Total			\$150.00

Invoice from UV Disinfection Solution Specialists, llc

[Download PDF](#)

Invoice #1168
Issued : May 20, 2021
Due : May 20, 2021

UV Disinfection Solution Specialists, llc

James Chipman
14388 Chestnut Ridge Ct
Jacksonville, FL 32258
UNITED STATES
www.UVDSS.com

\$199.00**DUE**

☎ +1 904-302-2295 ✉ james@uvdss.com

Bill to

Bartram Springs CDD
solear@vestapropertyservices.com

Items**UV Commercial Office Disinfection****\$199.00**

1 x \$199.00

UV-C Disinfection Bartram Springs CDD GYM 05/19/2021

437B
1.320.572.342

Subtotal **\$199.00****Total** **\$199.00****Note to customer**

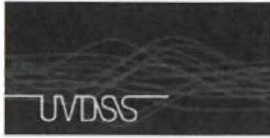
Thank you for your Business

Balance due: \$199.00

Pay \$199.00

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Invoice from UV Disinfection Solution Specialists, llc

 Download PDF

Invoice #1169
Issued : May 20, 2021
Due : May 20, 2021

UV Disinfection Solution Specialists, llc

James Chipman
14388 Chestnut Ridge Ct
Jacksonville, FL 32258
UNITED STATES
www.UVDSS.com

\$199.00**DUE**

☎ +1 904-302-2295 ✉ james@uvdss.com

Bill to

Bartram Springs CDD
solear@vestapropertyservices.com

Items**UV Commercial Office Disinfection****\$199.00**

1 x \$199.00

UV-C Disinfection Bartram Springs CDD GYM 05/12/2021

Subtotal **\$199.00****Total** **\$199.00****Note to customer**

Thank you for your Business

Powered by  **PayPal**Copyright © 1999–2021 PayPal. All rights reserved. [PayPal Privacy](#)**Balance due: \$199.00**

Pay \$199.00





Invoice

Invoice #: 5296

Date: 05/01/21

Customer PO:

DUE DATE: 05/31/2021

BILL TO

Bartram Springs CDD
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#3755 - Standard Maintenance Contract May 2021

AMOUNT

\$14,867.92

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$14,867.92



388 B
1.330.572.462
may landscape
Maintenance

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/03/21	00096	4/14/21 1118	202104 600-53800-60000		*	9,470.00	
		DEPOSIT 50% ESTIMATE#1037		ANTHONY GREG MURRELL DBA			9,470.00 000249
5/03/21	00097	4/23/21 6029420	202104 600-53800-60000		*	2,470.86	
		STEEL BENCH W. BACKREST		GLOBAL INDUSTRIAL EQUIPMENT CO,INC			2,470.86 000250
5/03/21	00085	4/14/21 3542	202104 600-53800-60000		*	7,500.00	
		DEP TENNIS COURT LIGHTS		LYNCH ELECTRICAL SERVICE, INC.			7,500.00 000251
5/25/21	00097	5/13/21 6063371	202105 600-53800-60000		*	373.24	
		STEEL BENCH W. BACKREST		GLOBAL INDUSTRIAL EQUIPMENT CO,INC			373.24 000252
TOTAL FOR BANK B						19,814.10	
TOTAL FOR REGISTER						19,814.10	

Anthony Murrell Bullet Fabrication
2229 Janet Drive
St Johns, FL 32259
(904)226-9395
bulletfabrication@yahoo.com



BILL TO
Winslow Wheeler
14530 Cherry Lake Drive
East
Jacksonville, FL 32258

1118
DATE 04/14/2021
DUE DATE 04/14/2021

ACTIVITY	QTY	RATE	AMOUNT
Sales	1	9,470.00	9,470.00
Required 50% deposit of the total \$18940.00.			

9 aluminum poles 22' long powder coated in black, 6 with single tenons and the remaining 3 center poles with a bullhorn style 2 post tenons, installed. Labor, lift and disposal of old poles.

Please make check payable to : Bullet Fabrication LLC Anthony Murrell

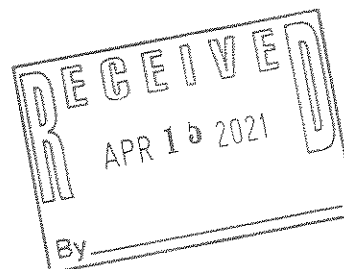
BALANCE DUE

\$9,470.00

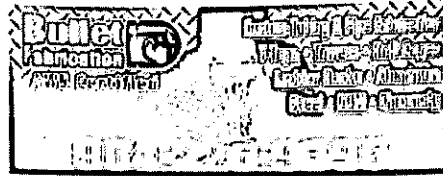
Job will begin when deposit has been received. Lead time is 10-12 weeks.

Remaining balance of \$9470.00 is due upon completion of job

916B Cap. Rsr
33,600.538,600



Anthony Murrell Bullet Fabrication
2229 Janet Drive
St Johns, FL 32259
(904)226-9395
bulletfabrication@yahoo.com



Estimate

ADDRESS

Winslow Wheeler
14530 Cherry Lake Drive
East
Jacksonville, FL 32258

ESTIMATE # 1037

DATE 04/13/2021

EXPIRATION 05/14/2021

DATE

ACTIVITY	QTY	RATE	AMOUNT
Sales 9 Aluminum poles 22' long powder coated in black, 6 with single tenons and the remaining 3 center poles with a bullhorn style 2 post tenons, installed	1	14,690.00	14,690.00
Sales Labor, lift, and disposal of old poles	1	4,250.00	4,250.00

Please sign and return.

We require a deposit of 50% of the total to start job.

Parts will be ordered and work will commence once the deposit has
been received.

TOTAL

\$18,940.00

Accepted By

Winslow Wheeler

Accepted Date

4/14/21





PRO FORMA

GLOBAL EQUIPMENT COMPANY INC.
29833 NETWORK PLACE
CHICAGO IL 60673-1298
(770) 822-5600
FED-TAX-ID: 11-3584699

Proforma Date
04-23-2021
Customer No.
6565799

Bartram Springs
CDD

SOLD TO:

WINSLOW WHEELER
VESTA PROPERTY SERVICES FL
14530 CHERRY LAKE DR E
JACKSONVILLE, FLORIDA 32258
UNITED STATES

Your Quote No: 6029420

Terms

Credit Card

SHIPPED TO:

WINSLOW WHEELER
VESTA PROPERTY SERVICES
14530 CHERRY LAKE DR E
JACKSONVILLE, FLORIDA 32258
UNITED STATES

PO No:

Quantity	Stock Number	Description	Unit Price	Amount	State/Zip To
7	30450436	Global Industrial™ 6 ft. Outdoor Steel Bench with Backrest - Expanded Metal - Green	305.58	2,139.06	FL/32258

Sub-Total:	2,139.06
Shipping and Handling:	331.80
Tax:	0.00
Total:	2,470.86

THANK YOU FOR YOUR BUSINESS

****PLEASE NOTE THE NEW REMIT TO ADDRESS**** 29833 NETWORK PLACE, CHICAGO IL 60673-1298
Please visit www.globalindustrial.com for the latest selection of industrial products on the web at the best prices.
For extended Service Plans, please call 800-548-1926.
This purchase is subject to Global Industrial's Terms and Conditions of Sale. Global Industrial objects to any other additional or different terms in your purchase order or acceptance.



CRF

33,600.538.60000

97B

Lynch Electrical Service, Inc.

876 State Road 13
Jacksonville, FL 32259

EC#2221

Phone # (904) 287-1203

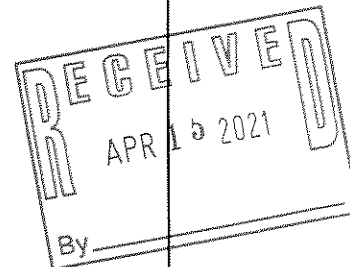
Fax # (904) 287-0001

Invoice

Date	Invoice #
4/14/2021	3542

Bill To
BARTRAM SPRINGS C/O: WINSLOW WHEELER VESTA PROPERTY SERVICES wwheeler@vestapropertyservices.com

Description	Amount
TO BILL FOR DEPOSIT AS PER APPROVED PROPOSAL FOR TENNIS COURTS LIGHTS.	7,500.00
TOTAL DEPOSIT DUE: \$ 7,500.00	
85B 33.600.538.600	
Thank you for your business.	Total \$7,500.00





GLOBAL EQUIPMENT COMPANY
29833 NETWORK PLACE
CHICAGO, IL 60673-1298

**PRO FORMA
INVOICE**

PROFORMA

Name: VESTA PROPERTY SERVICES FL Address: 14530 CHERRY LAKE DR E City: JACKSONVILLE State: FLORIDA ZIP: 32258 Contact: WINSLOW WHEELER	Date: 5/13/2021 Order/Quote No: 6063371 Account # 6565799 Cust PO: CHECK Rep: ALEX PIEROBON
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QTY	P/N	DESCRIPTION	UNIT COST	Total Cost
7	277154GN	Global Industrial 6 ft outdoor steel bench with backrest - Green	\$358.90	\$2,512.30



33.600.538.600
97B

Sub Total:	\$ 2,512.30
Shipping & Handling:	\$331.80
Sales Tax:	
Total:	\$ 2,844.10
Check Received 000250	\$ 2,470.86
Balance Remaining	\$ 373.24