BARTRAM SPRINGS Community Development District

July 11, 2022



Bartram Springs Community Development District

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

District Website: www.BartramSpringsCDD.com

July 1, 2022

Board of Supervisors Bartram Springs Community Development District

Dear Board Members:

The Meeting of Bartram Springs Community Development District is scheduled for Monday, July 11, 2022 at 6:00 p.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (regarding agenda items listed below)
- III. Affidavit of Publication
- IV. Approval of Minutes of the June 13, 2022 Meeting
- V. Landscape Maintenance Update
- VI. Acceptance of Fiscal Year 2021 Audit Report
- VII. Fiscal Year 2022/2023 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2022/2023
 - 1. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023

2. Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023

VIII. Ratification of Agreements

- A. Florida Home Store Dock Restoration
- B. Lake Doctors
- C. Atlantic Coast High School
- IX. Consideration of Proposals for Painting of Amenity Center Exterior
- X. Stormwater System Needs Analysis Report
- XI. Consideration of Resolution 2022-08, Designating Registered Agent
- XII. Consideration of Resolution Regarding Hancock Whitney Bank Signers

XIII. Staff Reports

- A. Attorney
- B. Engineer
- C. District Manager
- D. General Manager Report
- E. Operation Manager
 - 1. Report
 - 2. Lake Doctors Report

XIV. Supervisor's Request and Audience Comments

XV. Financial Statements

- A. Balance Sheet as of May 31, 2022 and Statement of Revenue & Expenditures for the Period Ending May 31, 2022
- B. Assessment Receipt Schedule
- C. Approval of Check Register

XVI. Action Items for Follow-Up

XVII. Next Scheduled Meeting – August 8, 2022 at 8:30 a.m. @ Bartram Springs Club Amenity Center

XVIII. Adjournment





STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2022/2023 Budget, etc.

in the matter of <u>Bartram Springs Community</u> <u>Development District</u>

in the Court, was published in said newspaper by print in the issues of $\frac{6}{9}$.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Rhonda Fisher

Sworn to and subscribed before me this 9th day of June, 2022 by Rhonda Fisher who is personally known to me.

PROOF OF PUBLICATION DUVAL COUNTY

BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADDPTION OF THE FISCAL YEAR 2022/2023
BUDGET, NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTEAWAKE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT AND AND MAINTEAWAKE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting
The Board of Supervisors ("Board") for the Bartram Springs Community Development District ("District")

DATE: July 11, 2022
TIME: 6:00 p.m.
LOCATION: Bartram Springs Club Amenity

The first public hearing is being held pursuant to Chapter 190, Florida 322389

In the first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public commen and objections on the District proposed hodget "Proposed Budget" for the fixed year beginning Octobe 1, 2022 and colling September 20, 2023 ("Pixed Mee 2022/2023"). The second public bearing is being also proposed as the proposed by the proposed second second

The District imposes O&M Assessments on benefitted properly within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The

Land Use	Total # of Units / Acres	Current Annual O&M	Proposed O&M Assessment (including collection costs / early payment discounts)	Change in Annual O&M
50'	456	8899.00	\$1,012.00	8113.00
60'	412	8963.00	\$1,083.00	\$121.00
70'	290	\$1,026.00	81,154.00	\$128.00
80'	242	\$1,088.00	81,223.00	8135.00
Multi-Family	294	8290.00	\$327.00	837.00
Commercial	21818	80.4545	80.5067	80.0521

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, whicl Daval County ("Ounty") may impose on assessments that are collected on the County tax bill. Moreover pursuant to Section 197,3652(4), Florida Statutes, the lien amount shall serve as the "maximum rate authorized by law for O&M Assessments, such that no assessment bearing; shall be held or notice provide in future years unless the assessments are proposed to be increased or another criterion within Section 197,75632(4), Florida Statutes, is met. Note that the O&M Assessments do not included any debt service.

For Frecal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed properly, and may directly collect the assessments imposed on the remaining imposed on the control of the assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title. Or direct bilded assessments, may essent in a foreclosure action, which also may result in a box of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the bearings and meeting may be obtained at the offices of the District Manager, Governmental Managerment Services, 475 West Town Flace, Suite 111, 8, Magnatime, Florida 27092, (904) 940-9500 (7) Florida Manager of Office 7, during formal business hours or by visiting the Districts Washies at hittp://www.hartmanopringschool.org/, The public hearings and meeting may be confinited to a date: time, and place to be specified on the scalest relations.

Any person requiring special accommodations at this meeting because of a disability or physical impairmen should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-11, or 1-800-955-8771 (TTY

Processor for the vision, and an increasing a transfer image appear at the public bearings and meeting and my done of the entire objections with the Direct Stanger of Office within twenty days of publication and my also file written objections with the Direct Stanger of Office within twenty days of publication and my also file written object to a period any decision made by the Board with respect to any matter considered at the public hearings on meeting is advised that person will need a record of proceedings and the accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimons and redinence more which such anotal six to be based.

District Manager

Jun. 9 00 (22-03731D)



MINUTES OF MEETING BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Monday, June 13, 2022 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 ColcordChairmanAndrew WaldenVice ChairmanJames ChipmanSupervisorStephanie McKinneySupervisorDerri Lassiter YoungSupervisor

Also present were:

Jim Oliver District Manager Wes Haber District Counsel

George Katsaras District Engineer by telephone
Sue O'Lear Bartram Club General Manager

Winslow Wheeler Operations Manager

Dan Fagen Vesta/Amenity Services Group

The following is a summary of the actions taken at the June 13, 2022 meeting.

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 9, 2022

Meeting

On MOTION by Mr. Colcord seconded by Mr. Chipman with all in favor the minutes of the May 9, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the May 9, 2022 Audit Committee Meeting

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the minutes of the May 9, 2022 audit committee meeting were accepted.

The next item taken out of order.

2. Consideration of Atlantic Coast High School's Use of Amenity Center Pool A representative of the Atlantic Coast High School swim team requested use of the amenity center pool and outlined the days and times for swim practice.

Mr. Colcord stated we have had a relationship with Atlantic Coast, we donated all their gym equipment and anything that comes with an athletic side out of this community gets donated to Atlantic Coast. It is a great relationship and it helps a lot of our residents and students from Atlantic Coast.

On MOTION by Mr. Colcord seconded by Mr. Walden with three in favor and Ms. Young opposed the request of Atlantic Coast High School Swim Team was approved Ms. O'Lear was authorized to work with district counsel to finalize the contract.

FIFTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter with Berger Toombs Elam Gaines & Frank to Conduct the Fiscal Year 2022 Audit

On MOTION by Mr. Colcord seconded by Ms. Young with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2022 audit in the amount of \$3,250 was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2021 Audit Report

Mr. Oliver stated we don't have the audit back from the auditor yet. The deadline is June 30th and it is about to be completed. Once it is I will circulate it to the board, post it to the website

and send it to the auditor general of the State of Florida and put it on the July agenda. It will be a clean and positive audit.

SEVENTH ORDER OF BUSINESS Discussion of Fiscal Year 2023 Approved Budget

Mr. Oliver stated this is the budget for the period from October 1, 2022 through September 30, 2023. You approved this budget at your last meeting to start the budget process and set a public hearing to be held at your July meeting at 6:00 p.m. at which you adopt the budget. We will provide the certified assessment roll to the tax collector so they can include the CDD assessment on the property tax bills that go out November 1st. Do we have assurance that the air conditioning system wil be operational for the next meeting when hold the public hearing, or should we reserve a conference room at a local hotel? Since there is a proposed increase in assessments resulting in mailed notice to all the property owners, there may be a large crowd and it is important to have a comfortable setting for the audience as we host that meeting.

Mr. Oliver outlined the purpose of the general fund budget, capital reserve budget and the debt service budget and stated the major increases are in the property insurance, capital reserve contribution, and staffing at the amenity center. We will send out the mailed notice to all the property owners.

EIGHTH ORDER OF BUSINESS

Discussion of Public Hearing to be Held July 11, 2022 at 6:00 p.m.

This item discussed earlier in the meeting.

NINTH ORDER OF BUSINESS

Discussion of Fiscal Year 2023 Renewal Proposals

This item will be presented at the next meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager – Report on the Number of Registered Voters 3,557

Mr. Oliver stated a copy of the letter from the supervisor of elections indicating there are 3,557 registered voters residing within the district was included in the agenda package.

We are in the qualifying week to run for office, it is from noon today through noon Friday. The two seats that are up for election are the seats held by Kevin Colcord seat 4 and James Chipman seat 2. We put the information on the website and put out an eblast.

D. General Manager

1. Report

Ms. O'Lear reviewed the items outlined in the monthly memorandum, which was included in the agenda package.

2. Consideration of Atlantic Coast High School's Use of Amenity Center Pool This item taken earlier in the meeting.

3. Discussion of No Diaper Policy in Lap Pool

Ms. O'Lear stated I'm requesting that we go with no diapers in the lap pool. Currently the rule is that it is no children under three or children who are not toilet trained and in a diaper. When the lap pool goes down for a contamination issue it backs up the reservations.

On MOTION by Mr. Colcord seconded by Ms. McKinney with all in favor the policy was changed to no diapers in the lap pool.

4. Discussion of Violation of Bartram Club Rental Policies Regarding Alcohol Ms. O'Lear outlined the incident that occurred at the social hall and another over Memorial Day weekend with the same resident who had 25 non-resident guests and stated my recommendation is there be a period of time they are not allowed to rent.

On MOTION by Mr. Walden seconded by Mr. Colcord with all in favor the Gray family for violating the alcohol policy was suspended from renting for one year and suspension from facilities based on the second incident for 6-months.

Mr. Oliver stated the letter will go out to the resident, notifying them of their right to address the board and appeal its decision. The suspension will be effective Wednesday to provide time for delivery of the letter.

E. Operation Manager

1. Report

Mr. Wheeler gave an overview of the field operations manager's report.

On MOTION by Mr. Chipman seconded by Ms. McKinney with all in favor the repair of the security cameras in the amount of \$2,540.66 was approved.

2. Lake Doctors Service Report

A copy of the Lake Doctors service report was included in the agenda package.

3. VerdeGo Landscape Status Report

A copy of VerdeGo Landscape status report was included in the agenda package.

4. Proposals for Facility Painting

This item tabled.

5. Proposals for Dock Replacement

Mr. Wheeler reviewed the three proposals received for the dock replacement

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the proposal from Florida Home Store for the dock restoration with composite materials in the amount of \$40,110 was approved and district counsel was authorized to prepare an agreement for this work.

6. Amenity Camera Repair

This item taken earlier in the meeting.

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Other items discussed: cleanliness of restrooms, lightning policy at pool, failure of website link to calendar of CDD meetings, noise from temporary ACs, treatment of staff by residents, alcohol policy at amenity center, children in lap pool, random security checks, board volunteers to monitor the pool area, report on meeting with VerdeGo and problems to be addressed shortly with new hires, complaints on landscape maintenance, trimming of shrubs, grass/flower deficiencies at entrance, have meeting with Ag Pro, VerdeGo and VerdeGo Irrigation on deficiencies, repair/replace irrigation system, reduce payment to contractors who do not perform per contract, provide VerdeGo contract to the board, additional umbrellas in pool area, trees for shade rather than awnings at playground, options on website for video/audio access of meetings by residents, microphone system for board meetings, swim diapers, more lifeguard hours to staff both pools, camera at dock, use of soccer fields.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of April 30, 2022 and Statement of Revenues and Expenses for the Period Ending April 30, 2022

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. Colcord seconded by Mr. Walden with four in favor the check register was approved.

THIRTEENTH ORDER OF BUSINESS Action Items for Follow-Up

Mr. Oliver stated I will put together the meeting notes and send those to the board and staff.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 11, 2022 at 6:00 p.m. @ Bartram Springs Amenity Center

On MOTION by Mr. Colcord favor the meeting adjourned a	d seconded by Mr. Walden with all in at 11:25 a.m.	
Secretary/Assistant Secretary	Chairman/Vice Chairman	



Bartram Springs Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092

June 29, 2022

Mr. T.J. McNitt President, VerdeGo LLC P.O. Box 789 Bunnell, Florida 32110

Re: Notice of Performance Deficiencies

Dear Mr. McNitt:

As directed by the Board of Supervisors, this letter is provided as notice of performance deficiencies regarding the landscape maintenance of Bartram Springs Community Development District ("District") properties. A listing of deficiencies noted by Board members and the CDD operations manager is attached.

The District values our association with VerdeGo Landscape. We hope that you will take all necessary steps to improve the landscape appearance of common areas at Bartram Springs. Please have your team provide its proposed action plan to address the noted deficiencies. Additionally, please assist Operations Manager Winslow Wheeler in the coordination of an onsite meeting to include Winslow, Vice Chairman Andrew Walden, and senior representatives of VerdeGo, VerdeGo Irrigation, and Ag-Pro. You and your management team are also invited to attend the next Bartram Springs CDD meeting on July 11, 2022 at 6:00 p.m. This will give you the opportunity to hear the Board's concerns firsthand and present your plan to bring landscaping to standard. In case you have scheduling conflicts, an alternate meeting date is August 8, 2022 at 8:30 a.m.

Sincerely,

James Oliver District Manager

Enclosure: List of Deficiencies

Cc: Vice Chairman Andrew Walden

Winslow Wheeler, District Operations Manager

Bartram Springs Landscape Deficiency Report

06/1/22-6/20/22

Reporting and Communication

Landscaping reporting for the month of May was turned in and available for monthly reporting to the CDD board. However, the irrigation report was unfortunately not turned in for the month of May. Please ensure reports are delivered in a timely manner. Please ensure morning check in and afternoon check outs are accomplished.

Mowing, Edging & Trimming

We did not experience any issues with the edging for the month of May. However, please assure that the crew does not create divots in the turf by the operation of the zero turn mowers, while watching out for wet areas as these were the most effected. In addition, please advise the crew to be aware of small structures, such as landscape lights and electrical boxes. Both of those items had damages in the cut from the week of 6/6/22. further, please assure that all hedges are trimmed in a timely manner. The hedge behind the splash pad at the lake was noticed to need trimming during the week of 6/13/22. Finally, please make sure the grasses on Bartram spring parkway are trimmed to not flow over into the road.

Turf Management

We have turf that is struggling at the amenity center and the surrounding pond. In addition, the median on the bridge has browning grass. Racetrack Road is not complete, the original timeline expired. All of Phase 1 are not up to satisfactory, the original timeline expired. (ENTRANCE)

Pond Areas

Overall, pond areas were kept up well during this time. We did only have one small area brought to attention which was fixed the following day.

Tree & Shrub Care

Tree rings will always need continued seedling management. There are also some low-lying limbs along Bartram Springs Parkway, Cherry Lake Drive and Ginny Springs Road. Please assure these areas are 14 feet or higher for the residents' convenience.

Weeds & Grasses

Weeds are certainly an issue during this growing season. Please assure that all annual beds, pool deck area, front water feature, median on BS parkway and concrete cracks are weed free. In addition, the weeds at the circles main intersection were overgrown, which was dealt with immediately but should not be allowed to get that long. The new crew is working diligently

on this issue as I have witnessed myself. Great job pushing to get this done. We are seeing an abundance of weed pressure, please treat accordingly. Out of control weeds, due to not tackling the problem beforehand.

Maintenance of Paved Areas

Continue to edge paths back to their original width. Some cracks weeds are appearing throughout the community and the ramps of the pool deck, treat accordingly.

Clean Up

I've seen no issues in this area, but please ensure that all grass cutting is away from the parked cars at the amenity center and Veterans Park and in cases needed please blow off the affected cars prior or to departure.

Trash Clean up

This is an ongoing issue for our maintenance staff as well, but please be particular about the trash that is thrown onto BSP specifically, as well as all cutting areas.

Fertilization

Coordinate with AGrowPro on fertilization schedules and submission of their reporting which has been on time.

Pest Control

We have been fortunate in this area while there are not any immediate concerns to address at this time.

Irrigation

During the past several weeks we have experienced several mail line and lateral lines breaks along with sprinklers heads. More of these issues were caused by the installation of new sidewalks. Verdego staff was not responsible for those breaks, however our grass surrounding the main pond and amenity center was affected by that contractor. Eventually this writer had to ask VerdeGo to fix their problems after repeated attempts to get their irrigation contractor on site in a timely manner, which did not happen. Therefore, VerdeGo completed the repairs of the main lines and returned the irrigation system to normal operation. The invoices for those repairs have been submitted to that contractor and we are awaiting their payment to Verdego. This writer would ask that any projects initiate to please assure that the completion is satisfactory in a timely manner. As well, the completion of all reports are due each month at least 7-10 days prior to the next CDD monthly meeting. Broken irrigation systems were not fixed in a timely manner which caused grass to turn brown after Ag-Pro laid down fertilizer.

Mulching

Ensure that the final pine straw proposal for BSP is submitted and if approved is placed ASAP.

Annuals

Continue to monitor annuals for any dead or dying. Replace as necessary. Please advise of the next install as there are certain plants that will be requested based on our previous conversations.

Palms

Ensure that any palms beginning to brown are reported as soon as possible.

Prepared by Winslow Wheeler, Bartram Springs CDD Operations Manager, 6-28-2022

The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for the lands owned by the Bartram Springs Community Development District. The Contractor will notify the district representative whenever the crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. All Visitation Records shall be submitted monthly to the designated district representative. The contractor will be on site per seasonal requirements (weekly or bi weeklky) to complete all work by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand no company vehicles shall be parked in the in any other area that may block traffic or lines of sight for vehicular traffic. Contractor service vehicles must be indicated by company logo, licensed and tagged. Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. A rea #3 (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and none a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). A rea #4 (Drainag				Ap	ril	
maintain the landscape and irrigation for the lands owned by the Bartram Springs Community Development District. The Contractor will notify the district representative whenever the crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. All Visitation Records shall be submitted monthly to the designated district representative. The contractor will be on site per seasonal requirements (weekly or bi weekly) or bi weekly) to complete all work by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand no company vehicles shall be parked in the in any other area that may block traffic or lines of sight for vehicular traffic. Contractor service vehicles must be indicated by company logo, licensed and tagged. Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. A rea #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts).		Contracted Item Description	4/4-4/10	-4/11 4/17	-4/18 4/24	4/25-5/1
Bartram Springs Community Development District. The Contractor will notify the district representative whenever the crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. All Visitation Records shall be submitted monthly to the designated district representative. The contractor will be on site per seasonal requirements (weekly or bi weeklky) to complete the scope of work. Contractor will endeavor to complete all work by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand no company vehicles shall be parked in the in any other area that may block traffic or lines of sight for vehicular traffic. Contractor service vehicles must be indicated by company logo, licensed and tagged. Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. A rea #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season and once a month during the dormant season. The growing season and once a month during the dormant season. The growing season and once a month during shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). A rea #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed		The Contractor shall provide labor, equipment, and materials to				
The Contractor will notify the district representative whenever the crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. All Visitation Records shall be submitted monthly to the designated district representative. The contractor will be on site per seasonal requirements (weekly or bi weeklky) to complete the scope of work. Contractor will endeavor to complete all work by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand no company vehicles shall be parked in the in any other area that may block traffic or lines of sight for vehicular traffic. Contractor service vehicles must be indicated by company logo, licensed and tagged. Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. A rea #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). A rea #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the b		maintain the landscape and irrigation for the lands owned by the				
crew has performed a service. This notification will be accomplished by the completion of a Customer Visitation Record. All Visitation Records shall be submitted monthly to the designated district representative. The contractor will be on site per seasonal requirements (weekly or bi weeklky) to complete the scope of work. Contractor will endeavor to complete all work by Friday of each week. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall be on site as required year round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand no company vehicles shall be parked in the in any other area that may block traffic or lines of sight for vehicular traffic. Contractor service vehicles must be indicated by company logo, licensed and tagged. Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. A rea #3 (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). A rea #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to		Bartram Springs Community Development District.	5	5	5	5
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	Si	The Contractor will notify the district representative whenever the				
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	ļ.	crew has performed a service. This notification will be accomplished				
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	er.	by the completion of a Customer Visitation Record. All Visitation				
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	f S	Records shall be submitted monthly to the designated district				
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	0		5	5	5	5
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	3	· · · · · · · · · · · · · · · · · · ·				
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	ed					
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	l 5					
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	Ø,					
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	8					
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	j=					
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	Ō	,				
Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.	Rel	· · ·	_	-	_	-
will inspect the entire property subject to this agreement once per month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.			5	5	5	5
month. A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		· · · · · · · · · · · · · · · · · · ·				
A qualified representative from the Contractor's firm shall accompany the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.			5	-	5	5
the District representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.				,	3	7
deficiencies within the scope of service shall be corrected with 7 days of each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		1				
each inspection. A written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.						
anticipated work schedule for the following month. This report shall indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		·	3	3	3	3
indicate fertilization and pest control schedules, irrigation run schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		A written report shall be completed monthly outlining the				
schedules as well as special projects needing attention. • Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		anticipated work schedule for the following month. This report shall				
Area #3: (Ponds) I time (bi-weekly) every fourteen (14) calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		1				
calendar days during the growing season and once a month during the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.			4	4	4	4
the dormant season. The growing season shall be defined to include the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.						
the months of April I through October 31. The dormant season shall include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		, , , , , , , , , , , , , , , , , , , ,				
include the months of November I through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). 4 4 4 • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.						
shall be completed for the entire contract area within four (4) days after commencement of that mowing. (For a total of21 cuts). • Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		_				
after commencement of that mowing. (For a total of21 cuts). 4 4 4 Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.						
Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.						
Area #4 (Drainage Easements) These (4) four areas indicated on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		after commencement of that mowing, (For a total of21 cuts).	1	4	4	4
on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.			4	4	4	4
on the maintenance map shall be mowed from the resident property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.		Area #4 (Drainage Fasements) These (4) four areas indicated				
property line to the bottom of the berm and/or fence. The mowing frequency will be determined by owner/district representatives.						
frequency will be determined by owner/district representatives.		· ·				
This service shall be accomplished with a busining of fotally illower. [4] 4		This service shall be accomplished with a bush hog or rotary mower.	4		4	

Trimming around obstacles will be performed at every mowing				
cycle. Care shall be taken so as not to damage fence posts, signs, up				
lights, light poles or any other property. Contractor shall be				
responsible for repairs to all surfaces in the event of damage by				
trimmers, mowers and weed eaters.	4	4	4	4
Shrubs, vines and ornamental trees shall be pruned to maintain			·	
their desired natural shape, and to maintain appropriate distances				
between pedestrian and vehicle areas. Trees shall be pruned when				
dormant, or as recommended by the University of Florida				
agriculture standards. Palm trees shall be trimmed twice yearly.				
Areas overhanging sidewalks shall be clear of vegetation or				
obstruction to a height of 12 feet. 2.Areas overhanging roadways				
shall be clear of vegetation or obstruction to a height of 14.5 feet.				
3. Areas in the Median shall be clear of vegetation or obstruction to				
a height of 8 feet. Pruning shall include removal of dead wood and				
up limbing of multi-stem tree wherever irrigation is blocked. Bike				
paths shall be kept clear of overhanging vegetation. Crape Myrtle				
pruning shall take place in March and shall include removal of dead				
wood and sucker growth.		3	4	3
Vegetation along roadway right of ways shall be pruned back in the				
spring and maintained as needed to keep vegetation from				
encroaching turf areas. Shrubs and turf area in front of school site				
shall be included in trimming and mowing cycles.	3	3	3	3
Plant beds, natural areas and hard-scape shall be kept free of				
noxious weed growth by utilizing chemical and or mechanical				
means. Post and Pre-emergent herbicides can be used to control				
weeds. Care shall be exercised so as not to damage plants or turf				
areas. Any herbicide over spray causing damage shall be repaired				
at Contractors' expense.		3	3	3
All hardscape areas will be blown clean following all maintenance				
operations. Care will be taken not to blow debris into storm drains				
and pool areas. Curbs and storm gutters will be kept free of dirt, silt				
and other foreign debris.	4	4	4	4
Policing of grounds will be performed prior to each mowing service.				
Trash will be bagged and removed from the property each visit.				
Random signage shall also be removed from common property. This				
includes but is not limited to realtor, yard sale and for rent signage.				
A monthly trash pick-up shall be done in all areas abutting common				
property. This includes the wood line adjacent to each common				
parcel.	3	3	3	3

Turf, Shrub and Tree Management	Shrubs and trees shall be fertilized twice yearly with a balanced slow release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing additional fertilizers and/or minor elements shall be treated as necessary. Applications will be made using the following schedules: Round 1 March, Round 2 Sept				
	Pruning shall include removal of dead wood and up limbing of multi- stem tree wherever irrigation is blocked. Bike paths shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take				
	place in March and shall include removal of dead wood and sucker growth.	3	3	3	3
	All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape.				
	Sucker growth at the base of all trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary				
	to have trees appear neat at all times. Branches and limbs shall be kept off buildings, including roofs, sign wall structures, and pruned over sidewalks and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining a minimum of six to eight (6-8) feet of clearance under all limbs over sidewalks and ten to twelve (10-12) feet clearance	3	3	3	4
	above all driveways and ROW's depending on location and species of tree.) Hedges, shrubs and ground covers are to be maintained twelve to eighteen (12-18) inches away from buildings, fences and other structures.	4	3	3	4
	Veterans Park Aerification and Overseeding: Cost for Aerification and clean up Bermuda Sports Fields. Overseeding both Bermuda Sports Field at a rate of 8 pounds of Rye Seed per I000sqft.				
ses	All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. (pg 17) Ground covers may grow to approximately three to four (3-4) inches in height. Foliage free space is to be maintained between all ground covers and other				
Weeds & Grasses	plants, plant beds, trees, walls or other unintended areas. All shrub and bed areas shall be maintained each mowing service by removing all trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and	3	3	3	3
×	tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a pre-emergent herbicide.	3	3	3	4
	All fence lines shall be kept clear of weeds, undesirable vines and overhanging limb	3	3	3	

o l			All paved areas (including sidewalk expansion/contraction joints,				
2	~		curb and gutters and driveways) shall be kept weed and clutter free.				
<u></u>	ě	S	cars and gatters and arreways, shall be kept weed and clatter free.	/	. 4	4	4
e	a	Areas		4	+ 4	4	4
Maintenance	of Paved	۵	All areas (including streets, curbs and gutter and gate areas) shall be				
ie.	ð		regularly policed for trash and other debris, including dead animals.				
$\mathbf{\Sigma}$				3	3	3	3
			At no time will Contractor leave the premises after completion of	,	,		
			·				
			any work in any type of disarray. All clippings, trimmings, debris,				
			dirt or any other unsightly material shall be removed promptly				
			upon completion of work.	4	4	4	4
	Q		During leaf drop season, leaves and pine needles will be raked or				
	Clean Up		•				
	Ξ		blown from turf, plant beds, and parking lots and removed from				
	e		site. Pine straw is to be maintained away from foundations of				
	\Box		buildings. Contractor is responsible for keeping six (6) inches of the				
			building fountain exposed at all times in all mulch beds. Turf areas				
			are to be cleared of litter and debris before mowing				
			_				
			begins. Plant beds will be policed for litter and debris during each				
			property visit.	3	3	3	3
			Bahia Sod				
			March: A complete fertilizer based on soil test + Pre- M				
			April: Nitrogen (Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)				
			June: SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000)				
			August: Fe for foliar application, use ferrous sulfate (2 oz./ 3-5 gal.				
			H2O/1,000 SF)				
			October: A complete fertilizer based on soil tests + Pre-M				
			Bermuda Sod				
			March: A complete fertilizer based on soil test + Pre- M				
			April: Nitrogen (Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)				
			May: SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)				
			July: A complete fertilizer based on soil tests				
			August: Fe for foliar application, use ferrous sulfate (2 oz./ 3-5 gal.				
			H2O/1,000 SF)				
			September: SRN (Slow Released Nitrogen applied at 1.0 lbs.				
			N/1,000 SF)				
			October: A complete fertilizer based on soil tests + Pre-M				
			St. Augustine Sod:				
			February: A complete fertilizer based on soil test + Pre- M				
			April: Nitrogen (Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)				
	_						
	ō		May: SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)				
	ati		July: A complete fertilizer based on soil tests				
	Fertilization		August: SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)				
	Ē						
	Fe		October: A complete fertilizer based on soil tests + Pre-M				
			Zoysia Sod:				
			February: A complete fertilizer applied at 1.0 lbs.N/1,000 SF				
			Containing 50% solubleand 50% Slow release N + Pre- M				
			April: Nitrogen (Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)				
			Thin with order (politible mithoren abblied at 0.5 mg. m/ 1,000 Sr)				

	14 CDM (CL D L LAW)		
	May: SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF) July: SRN (Slow Released Nitrogen applied at 1.0 lbs. N/1,000 SF)		
	September: Soluble Nitrogen applied at 0.5 lbs. N/1,000 SF)		
	October: A complete fertilizer applied at 1.0 lbs. N/1,000 SF		
	Containing 50% soluble and 50% Slow release N + Pre- M		
	Contractor shall submit a fertilizer label to the District's		
	Representative for approval prior to application.		
	Shrub, Tree & Groundcover Fertilization:		
	Three (3) times a year – (March, June, and October) A complete		
	fertilizer (formula may vary according to soil test results) at a rate of		
	4-6 lbs. N/1,000 SF / year. (A minimum of 50% Nitrogen shall be in		
	slow-release form)		
	Palm Fertilization:		
	All Palms shall be fertilized according Best Management Practices		
	and University of Florida IFAS Extension guidelines 100% of the N, K		
	& Mg MUST be in slow release form.		
	Insects and Disease in Turf: Insect and disease control spraying in		
	turf shall be provided by Contractor every month (or as needed if		
	not required – Contractor shall consult with District's Designee if		
	insect/ disease control is not required) with additional spot		
_	treatment as needed. (pg 25).		
tro	Insects and Disease Control for Trees, Palms and Plants: Contractor		
,uc	is responsible for treatment of insects and diseases for all plants.		
Pest Control			
est	If at any time the District should become aware of any pest		
Ь	problems, it will be Contractor's responsibility to treat pest within		
	five (5) working days of the date of notification.		
	Fire Ant Control - Contractor is required to inspect the entirety of		
	the property each visit for evidence of fire ant mounds and		
	immediately treat upon evidence of active mounds.		
	Irrigation will be inspected twice monthly during the growing		
	season (April 1- October 31) and once a month during the dormant		
	season (November I-March 31). Inspection will consist of a		
	complete system evaluation. Head adjustment, minor repairs such		
	as unclogging nozzles, raising heads and controller programming		
	will be performed within the scope of service and without		
	additional cost. Any repairs needed that are not covered under this		
	inspection process will be proposed and billed separately. All		
ے	billable work shall be approved by District Staff prior to work		
Irrigation	starting. Contractor must provide an on call 24-hour emergency		
ga.	service person that is familiar with the system. Any repairs not		
rri	performed within 48 hours may be completed by outside service		
	personnel at the discretion of the district manager and deducted		
	from the monthly contract amount. A report outlining the findings		
	of each inspection shall be sent with monthly billing.		
		3	3

	Contractor will be an alabailed insighting a second-second				
	Contractor will keep detailed irrigations reports consisting of run				
	times and correct operation of system. A copy of these reports will				
	be maintained by Contractor and copies delivered to the District				
	Representative or his designee, along with the weekly report.				
		3		3	
	Contractor shall top dress all currently landscaped areas as shown				
	on the maintenance map (landscaped beds & tree rings) with				
	Brown Cypress Mulch or Pine Straw, depending on the landscape				
	area, once (1x) per year during the month of April unless a different				
	installation time is directed by the District. In doing so, Contractor				
	shall ensure that all mulched areas are brought to a minimum depth				
	of three (3) inches.				
	All beds, entry and common areas shall receive shredded cypress				
ing.	mulch or Pine Straw twice yearly. Mulch shall be utilized in all bed				
ch Ch	areas and new mulch shall be applied at a I" depth in all existing				
Mulching	mulch areas. Mulch shall be evenly distributed and not piled around				
Σ	tree trunks. Pine Straw is to be applied to all natural bed areas				
	twice yearly. Winter- November Sununer- May Contractor shall				
	remove mulch in all beds and trees as directed in selected areas as				
	a onetime cost in Unit Pricing. Grading and deep edging is required				
	on all hard and soft edges of areas that mulch shall be removed.				
	New mulch is to be applied at a 3" depth. This is to be completed				
	prior to any new mulch installation.				
	Annuals shall be changed out in 4 cycles yearly. Color and species				
	shall be approved by the Owner prior to installation. Additional soil				
	amendments, fungicides and insect applications will be performed to				
	maintain vigorous growth and color. Change out schedule is as				
als	follows: Spring - March Summer - June Fall - September Winter -				
nnuals	December				
An	Contractor will remove dead or dying annuals before the				
	appearance of such annuals could be reasonably described as an				
	eyesore. If the beds are left bare prior to the next planting,				
	Contractor will keep such beds free of weeds at all times until the				
	next planting rotation occurs. (pg 30)				
ns	All Sabal palms shall be pruned once (1x) a year in a uniform ten to				
Palms	two (10-2) cut.				
	Total Items	24		26	24
	Total Possible Points	120	115	130	120
	Total Actual Points	232	83	250	91
	% of Total Possible Points	193%	72%	192%	%9/
		19	72	19	7,6

		•

	M	ay			June	!		
5/2-5/8	5/9-5/15	5/16-5/22	5/23-5/30	5/30-6/6	6/6-6/13	6/13-6/19	6/20-6/26	6/27-7/3
5	5	5	5	5	5	5	5	5
5	5	5	5	5	5	5	5	5
))	ח	3	3
5	5	5	5	5	5			
5	5	5	5	5	5	5	5	5
3	3	3	3	3	3	3	3	3
4	4	4	4	4	3	3	3	3
4	4	4	4	4	4	4	4	4
4	•	4	*	4	4	4	4	4

3	4	3	3	4	4
3	4	3	3	3	4
3	4	3	3	4	4
3	4	3	3	3	4
3	4	3	3	4	4
3	4	3	4	3	4
3	4	2	3	3	4
3	4	2	3	3	4
3	4	2	3	3	4

	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3
3	3	3	3	3	3	J	3	J
4	4	4	4	4	3	3	3	3
4	3	4	4	4	3	3	3	3
3	3	3	3	3	3	3	3	3
3	3	3	3	3	3	3	3	3
4	4	4	4	4	3	3	3	3

4	4	4	4	4	3	3	3	3
3	3	3	3	3	3	3	3	3
4	4	4	4	4	3	3	3	3
3	3	3	3	3	3	3	3	3

3		3 3	3 3
3		3 3	3 3
		3 3	3 3
		3 3	3 3
3	3	3	3

	3		3		3		3	
				pending				
				pending				
				pending for june				
				pending for june				
2.5	20	77	26	25	22	20	20	20
25 125	26 130	27 135	26 130	25 125	32 160	28 ###	30 ###	28 ###
94		100		94		93		93
75%	192% 250	74% 100	193% 251	75%	188% 301	%99	186% 279	%99
7.	16	7.	15	7:	18	9	18	9



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
7/1/22	Bartram Springs	David Landschoot	June

SERVICE SUMMARY

COMPLETED IN APRIL

- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Spraying/Pruning)
- Weeds pulled in Annual beds
- Sprayed for crack weeds at amenity center with a pre-emergent
- Front entry flower beds that were removed are Sodded
- Replacement plants installed for front entry
- Playground Sod installed and irrigation adjusted for coverage
- Hedges at front entry and amenity center trimmed
- Irrigation repaired after damage from concrete work

ANTICPATED FOR NEXT MONTH

- Continued Detail Work (Spraying of landscape bed weeds/Trimming/Weeding of beds)
- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing)
- Lifting of tree canopies in pedestrian walkways and near amenity
- Completion of mulch on Racetrack Road
- Completion of back filling holes where Main lines were repaired
- New annual installation scheduled for 7/11/22
- Spraying of Herbicide to target weed pressure on roadways and Landscaped beds

Comments

TURF We are working to target zones with hot spots increasing run times and checking for proper coverage in areas where turf is struggling.

PLANT BEDS Sprayed for weeds in landscape bed and grass beds to control Torpedo grass and other Broadleaf weeds. (Selective Herbicides applied)

TREES & SHRUBS Continued work on lifting of canopies in pedestrian walkways and near structures for clearance. Trimming of shrubs and hedgerows. Spraying hedges with growth regulator to prolong time in between trimming



Job	Name	:	Bartram	5	prings
-----	------	---	---------	---	--------

Job Number:

Controller Name: Athletic field

Date: 6/12/22

Page: 1 of 1

Start Time /End Time	Seasonal Adjust	Run Days
A) 9:00 pm	50 %	Mon Wed Fr
B)	%	
C)	%	
D)	%	†

Zone Map YES x NO Zone list in controller YES NO x

Checked Weather Sensor
YES x NO
Weather Sensor:
Working Not working x

	Controller Make & Model	Esp-Lxme																
Pump Status & Type Pressurized Pump Start x Centrifugal Centrifu	Controller Status				W	orking >	ľ							Not W	orking			
NPORMATION: Zone Number	POC Info	Potable V	Vater	id-	Rec	laim					Well Wa	ter x				La	ke Wat	ter
Zone Number	Pump Status & Type	Pressurize	ed	37 107 107	Pun	ıp Start	×				Centrifug	çal			*	Sı	ıbmersi	ible x
Spray, Rotor, Drip, MPR, or Bubbler S R R R R R R R R R	NFORMATION:							N 442							0.09			
Run time (A)	Zone Number		1	2	3	4	5	6	7	8								
Run Time (B) Run Time (C) Run Time (D) Zone Faults or Alarms Plant Type Contract Maintenance: (No Charge) Straighten Heads Adjust Water Pattern 2 2 2 5 4 7		ıbbler	5	R	R	R		R	R	R								
Run Time (C) Run Time (D) Zone Faults or Alarms Plant Type Contract Maintenance: (No Charge) Straighten Heads Adjust Water Pattern Clogged Nozzle Screens Billable Repairs or Upgrades: Head Broken- 6in spray Head Broken- 12in rotor Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Rolsen Lowered in Turf			20	40	40	40	40	40	40	40								
Run Time (D) Zone Faults or Alarms Plant Type Contract Maintenance: (No Charge) Straighten Heads Adjust Water Pattern 2 2 2 5 4 7 Clogged Nozzle Screens Billable Repairs or Upgrades: Head Broken- 6in spray Head Broken- 12in spray Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Rosens or Lowered in Turf	Run Time (B)																	
Zone Faults or Alarms	Run Time (C)													la de la companya de				
Plant Type Contract Maintenance: (No Charge) Straighten Heads Adjust Water Pattern 2 2 5 4 7 Clogged Nozzle Screens Billable Repairs or Upgrades: Head Broken- 6in spray Head Broken- 12in spray Head Broken- 6in rotor Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Riser Relocation Head Riser Relocation Head Riser Relocation Head Raised or Lowered in Turf	Run Time (D)				T			1			1							
Straighten Heads	Zone Faults or Alarms																	
Straighten Heads	Plant Type															22 100		
Adjust Water Pattern 2 2 5 4 7 Clogged Nozzle Screens 3 Billable Repairs or Upgrades: Head Broken- 6in spray 4 Head Broken- 12in spray 5 Head Broken- 12in rotor 7 Head Broken- 12in rotor 8 Broken Riser 9 Upgrade 4in to 6in Pop up 9 Upgrade 6in to 12in Pop up 9 Nozzle 9 MPR 9 Severe Line Clog 1 Lateral Line Break 8 Relocation 9 Head Raised or Lowered in Turf 9 Ad 7 A 7 A 7 A 7 A 7 A 7 A 7 A	Contract Maintenance: (No Charg	e)				***					0 0 0				*****		
Adjust Water Pattern 2 2 5 4 7 7 1	Straighten Heads				T	Τ	2	3	T	5			T	T				
Clogged Nozzle Screens Billable Repairs or Upgrades: Head Broken- 6in spray Head Broken- 12in spray Head Broken- 12in rotor Head Broken- 12in rotor Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf	Adjust Water Pattern			2	2	5		1	4	7								
Head Broken- 6in spray Head Broken- 12in spray Head Broken- 6in rotor Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf	Clogged Nozzle Screens	* * * *			1			1	1								-	
Head Broken- 12in spray Head Broken- 6in rotor Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf	Billable Repairs or Upgrad	les:				1					. 1				5.00			
Head Broken- 12in spray Head Broken- 6in rotor Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf	Head Broken- 6in spray				Ţ		Τ	T	T	Т	1							
Head Broken- 6in rotor Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf		,		 				†	+									
Head Broken- 12in rotor Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf					1	+	 	+	+	+	_							
Broken Riser Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf		,			† · · · ·		 	+	+	+	+							
Upgrade 4in to 6in Pop up Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf					+		 		+ - 57	+	-							
Upgrade 6in to 12in Pop up Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf		up.			†		 	+	+		_							
Nozzle MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf					1		 	+	+	+-	+							
MPR Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf		46	-	~	+	+	\vdash	-	+	+	-							
Severe Line Clog Lateral Line Break Relocation Head Raised or Lowered in Turf	CONTRACTOR OF THE PROPERTY OF				†	+		+	+	+	+			-				
Lateral Line Break Relocation Head Raised or Lowered in Turf					†	+		+	+	+-	+	-						
Relocation Head Raised or Lowered in Turf						+	-	+	+	+	+							
Head Raised or Lowered in Turf					! —		 	+	+	-	+							
		Tuef				+	_	+	+	+	+							
					+	+	-	+	+	+								

Additional Comments:

Damaged Valve Box Zone Not Operating Main Line Break

Other- See Comments

Additional Labor/Troubleshooting

Installed new ICC2 clock in the area pressure is significantly better after separating zones and putting them on dedicated lines, no major breaks found this month



Job Name: Bartram Springs	dol	Name	:	Bartram	Springs
---------------------------	-----	------	---	---------	---------

Job Number:

Controller Name: Pool controller

Date: 6/18/22

Page: 1 of 1

Start Time /End Time	Seasonal Adjust	Run Days
A) 9:00 pm	50 %	Mon Wed Fri
B)	%	
C)	%	
D)	%	İ

Zone Map YES x NO Zone list in controller YES NO x

Checked Weather Sensor YES x NO Weather Sensor: Working Not working x

Controller Make & Model	Esp-Lxme															
Controller Status				W	orking >	4	*						Not Workin	g		
POC Info	Potable W	Potable Water			laim					Well Wa	eter x				Lake Wa	ter
Pump Status & Type	Pressurize	Pressurized		Pun	Pump Start x						Centrifugal					ible x
NFORMATION:	1															
Zone Number		1	2	3	4	5	6	7	8	9	10	11			T	
Spray, Rotor, Drip, MPR, or Be	ubbler	S	R	R	5	S	R	R	R	5	5	S				1000
Run time (A)		20	40	40	20	20	40	40	40	20	20	20				
Run Time (B)	7															
Run Time (C)		10000000000					·									
Run Time (D)										1						
Zone Faults or Alarms																
Plant Type										1						

Straighten Heads	3		3				5		5				
Adjust Water Pattern		4				3	T	3		T			
Clogged Nozzle Screens	4			5	3					5			

Billable Repairs or Upgrades:

Head Broken- 6in spray	2					3			
Head Broken- 12in spray									
Head Broken- 6in rotor		2			3				
Head Broken- 12in rotor									
Broken Riser									
Upgrade 4in to 6in Pop up									
Upgrade 6in to 12in Pop up									
Nozzle	2					3			
MPR									
Severe Line Clog									
Lateral Line Break									
Relocation				5 3454445556					
Head Raised or Lowered in Turf			999						
Head Raised or Lowered in Shrub									
Damaged Valve Box	300								
Zone Not Operating									
Main Line Break		- ASAN							
Additional Labor/Troubleshooting									
Other- See Comments									

Additional Comments:

Every zone on clock seems to be doubled up. I would highly recommend adding a new module and separating zones. This will improve pressure on the entire system and make diagnostics easier with dedicated lines to each zone



Job Name :	Bartram Springs
Job Number:	
10 10 1	

Controller Name: School Clock

Date: 6/23/22

Page: 1 of 2

Start Time /End Time	Seasonal Adjust	Run Days
A) 9:00 pm	50 %	Mon Wed Fri
B)	%	
C)	%	
D)	%	

Zone Map
YES x NO
Zone list in controller
YES NO x

Checked Weather Sensor
YES x NO
Weather Sensor:
Working Not working x

	 											J W	orking	Not w	vorking x		
Controller Make & Model	Esp-Lxme							- 844			- 82 - 923						
Controller Status			w	orking	ĸ							Not W	orking				
POC Info	Potable Wate	er	Rec	:laim	*				Well Wa	ater x					Lake Wa	ater	
Pump Status & Type	Pressurized		Pun	np Start	t x				Centrifugal						Submersible		
NFORMATION:			namenowient n					-		***							
Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Spray, Rotor, Drip, MPR, or Be	ubbler	S	S	5	S	S	5	S	S	R	R	R	R	R	R	R	
Run time (A)		20	20	20	20	20	20	20	20	40	40	40	40	40	40	40	
Run Time (B)						334											
Run Time (C)									1 "							1	
Run Time (D)		i kilikira												1		+	
Zone Faults or Alarms							70 00 000000						† *				
Plant Type							1	1 111111111		†			1	1	+-	-	
Contract Maintenance: (No Charge)				-1						1			1		Le q	
Straighten Heads		T	1			T	T	Т	T	T		Г	T	ľ		Т	
Adjust Water Pattern		0.0000				1				 			—	†		+	
Clogged Nozzle Screens		-	1	—	-	1	 		-	 	+	1	+	1	_	-	
Billable Repairs or Upgrad	des:		1	1						т -	T	T				1	
Head Broken- 12in spray		-	1		-	-	-	+	+	 	+	ļ	 			₽-	
Head Broken- 6in rotor	y		-		-	-		-	-	-	-	<u>i </u>		↓		╀	
			-		-	 	-	-	4		-		-	-		-	
Head Broken- 12in roto				-	-			ļ	-	ļ	ļ	ļ		ļ		₩	
Broken Riser			-	-		-	-			ļ		-		1		_	
Upgrade 4in to 6in Pop							-		1		1	ļ		L.,			
Upgrade 6in to 12in Pop	up	1				ļ							L				
Nozzle		-			ļ		1										
MPR				1		ļ											
Severe Line Clog																	
Lateral Line Break																	
Relocation																	
Head Raised or Lowered in	(1.6.1656.20																
Head Raised or Lowered in	Shrub																
Damaged Valve Box																	
Zone Not Operating	х									x		x		х	×	Х	
Main Line Break																	
Additional Labor/Troubles	hooting																
Other- See Comments				1		1						5%	1				

Additional Comments:

I am finding multiple zones on this system not activating. I suspect a common wire issue will need to do extra diagnostics and wire tracing to find solutions to this issue



Job Name :	Bartram	Springs
------------	---------	---------

Job Number:

Controller Name: School clock

Date:

Page: 2 of 2

Start Time /End Time	Seasonal Adjust	Run Days
A) 9:00 pm	50 %	Mon Wed Fr
В)	%	
C)	%	12.2.2.2
D)	%	·

Zone Map YES x NO Zone list in controller YES NO x

Checked Weather Sensor
YES x NO
Weather Sensor:
Working Not working x

Controller Make & Model	Esp-Lxme			
Controller Status		Working x	Not	Working
POC Info	Potable Water	Reclaim	Well Water x	Lake Water
Pump Status & Type	Pressurized	Pump Start x	Centrifugal	Submersible x

INFORMATION:

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, Drip, MPR, or Bubbler	R	5	R	3	S	S	S	S	5	5	S	S	S	S	-	R
Run time (A)	40	20	40		20	20	20	20	20	20	20	20	20	20		40
Run Time (B)																
Run Time (C)																
Run Time (D)																T
Zone Faults or Alarms		1800														
Plant Type						1	T									

Contract Maintenance: (No Charge)

Straighten Heads								
Adjust Water Pattern	5000 Names							
Clogged Nozzle Screens	hi							

Billable Repairs or Upgrades:

Head Broken- 6in spray																
Head Broken- 12in spray																
Head Broken- 6in rotor								96		1.58×1.5×4						
Head Broken- 12in rotor																
Broken Riser									ě.			1	5856 6			
Upgrade 4in to 6in Pop up															CIII	
Upgrade 6in to 12in Pop up						Ť.										
Nozzle												1	1			
MPR														1		
Severe Line Clog																
Lateral Line Break						0.0						1	T			
Relocation																
Head Raised or Lowered in Turf			3300-70				97.73					1				
Head Raised or Lowered in Shrub																
Damaged Valve Box		54-xi						1				Ī				
Zone Not Operating	x	х			×	х	×	x		277.00	×	×				
Main Line Break							was									
Additional Labor/Troubleshooting				2 0								r c				
Other- See Comments								S Locaro Stores	V - 100 1 200 1 100							.00

Additional Comments:



Job Name :	Bartram Springs	
Job Number:		

Controller Name: Commercial clock

Date: 6/23/22

Page: 1 of 2

Start Time /End Time	Seasonal Adjust	Run Days
A) 9:00 pm	50 %	Tue Thur Sat
B)	%	
C)	%	
D)	%	

Zone Map
YES x NO
Zone list in controller
YES NO x

Checked Weather Sensor
YES x NO
Weather Sensor:
Working Not working x

			ľ	D)						%			l I	eather S		: orking x	
Controller Make & Model	Esp-Lxme	•												, King		Orking X	
Controller Status		7.1		W	orking x				T				Not W	orking			
POC Info	Potable \	Vater			laim					Well W	ater x					Lake Wa	ter
Pump Status & Type	Pressuriz	ed		Pun	np Start	x				Centrifu	igal					Submers	ible x
INFORMATION:					91						A.T.(1						
Zone Number		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, Drip, MPR, or Bu	bbler	S	S	R	R	S	S	5	5	S	S	S	R	S	S	S	S
Run time (A)		20	20	40	40	20	20	20	20	20	20	20	40	20	20	20	20
Run Time (B)										1	T						
Run Time (C)																	
Run Time (D)					1									1			
Zone Faults or Alarms						(20)											
Plant Type	- Fr. 1140									1							
Contract Maintenance: (I	No Charg	ge)			1										22		
Straighten Heads				I				I		I	I						
Adjust Water Pattern			8														
Clogged Nozzle Screens																	
Billable Repairs or Upgrad	les:																
Head Broken- 6in spray									2		I			2		3	
Head Broken- 12in spray	,										8						
Head Broken- 6in rotor																	
Head Broken- 12in rotor										1							
Broken Riser			2A					1			T						
Upgrade 4in to 6in Pop u	ıp																
Upgrade 6in to 12in Pop	up							T									
Nozzle									2		1			2		3	
MPR	vota vo																
Severe Line Clog					11/2						Ť						
Lateral Line Break																	
Relocation	2																
Head Raised or Lowered in	Turf								T	000							
Head Raised or Lowered in	Shrub										I						
Damaged Valve Box																	
Zone Not Operating						x				x					x		
Main Line Break	20.00								4 8 8								
Additional Labor/Troublesh	nooting																
Other- See Comments		80.35 TV							(3) St								

Additional Comments:

Zones 5, 9, and 14 are not activating by the clock, I believe half of zone 8 is working as well. Will need to set up wire tracing and diagnostics to find out issue.



Job Name :	Bartram Springs
Job Number:	

Controller Name: Commercial

Date:

Page: 2 of 2

Start Time /End Time	Seasonal Adjust	Run Days
A) 9:00 pm	50 %	Tue Thur Sat
В)	%	1, 10 10 10 10 10
C)	%	
D)	%	

Zone Map YES x NO Zone list in controller YES NO x

Checked Weather Sensor
YES x NO
Weather Sensor:
Working Not working x

				D)		*	$\neg \uparrow$	%				Weather Sensor: Working Not working x						
Controller Make & Model	Esp-Lxme	2	S.				***				-,-		1				-	
Controller Status			-	W	orking	×							Not W	orking				
POC Info	Potable \	Nater			laim					Vell Wa	ter x	·	***		Li	ke Wa	ter	
Pump Status & Type	Pressuriz	ed		Pun	np Start	tx			Centrifugal						Submersible			
NFORMATION:													-		1			
Zone Number		17	18	19	20									1 7				
Spray, Rotor, Drip, MPR, or Bo	ubbier	5	5	S	S	 			1							—		
Run time (A)		20	20	20	20													
Run Time (B)																		
Run Time (C)																		
Run Time (D)																		
Zone Faults or Alarms						T		 							- 100			
Plant Type				1		1					<u> </u>							
Contract Maintenance: (No Chare	<u>ام</u> ر			1 - 2 - 2 - 2		4	1	1							1	<u> </u>	
contract maintenance. 1	NO Cilar	50)																
Straighten Heads																		
Adjust Water Pattern				5														
Clogged Nozzle Screens		2	4		3				37.55.0									
Billable Repairs or Upgra	des:																	
Head Broken- 6in spray	0.00			8 8 3														
Head Broken- 12in spra	У																	
Head Broken- 6in rotor												-			50 T			
Head Broken- 12in roto	r					1												
Broken Riser						<u> </u>												
Upgrade 4in to 6in Pop	מט			T			 											
Upgrade 6in to 12in Pop						1												
Nozzle	•									34								
MPR																		
Severe Line Clog	3			1				<u> </u>	-						_			
Lateral Line Break					1 .		0											
Relocation			7.0				1											
Head Raised or Lowered in	Turf					-	†	-										
Head Raised or Lowered in								-										
Damaged Valve Box	-														S 500 ST			
Zone Not Operating										-								
Main Line Break	-																	
Addistruction of the section of				+	+	+			 			-		 		+	-	

Additional Comments:

Other-See Comments

Additional Labor/Troubleshooting



Bartram Springs Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

Bartram Springs Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

TABLE OF CONTENTS

	Page <u>Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS: Government-wide Financial Statements:	
Statement of Net Position Statement of Activities	9 10
Fund Financial Statements:	10
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances	
to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds	
to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund	
Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-28
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS	
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	29-30
MANAGEMENT LETTER	31-33
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	34

Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

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, 2021, 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.



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, 2021, 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 28, 2022 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 28, 2022

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, physical environment, culture/recreation 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.

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, 2021.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(9,928,038) (net position). Net investment in capital assets was \$(4,054,070) and unrestricted net position was \$(5,873,968).
- ♦ Governmental activities revenues totaled \$2,755,681 while governmental activities expenses totaled \$2,417,141.

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		
	2021	2020	
Current assets	\$ 392,593	\$ 350,433	
Restricted assets	121,831	1,052,512	
Capital assets, net	3,287,413	3,630,066	
Deferred outflows	1,590,461	1,549,447	
Total Assets and Deferred Outflows	5,392,298	6,582,458	
Current liabilities Non-current liabilities	1,100,336 14,220,000	1,129,036 15,720,000	
Total Liabilities	15,320,336	16,849,036	
Net investment in capital assets Net position - restricted	(4,054,070)	(2,347,824) 214,434	
Net position - unrestricted Total Net Position	(5,873,968) \$ (9,928,038)	(8,133,188) \$(10,266,578)	

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

The decrease in restricted assets is related to the bond refunding in the current year.

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 and the bond refunding in the current year.

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

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

		Government	tal Ad	ctivities
		2021		2020
Program Revenues				
Charges for services	\$	2,719,485	\$	2,709,948
General Revenues				
Investment earnings		406		14,069
Miscellaneous		35,790		32,074
Total Revenues		2,755,681		2,756,091
		_		
Expenses				
General government		189,577		198,916
Physical environment		367,052		342,201
Culture/recreation		1,070,985		974,420
Interest and other charges		789,527		743,961
Total Expenses		2,417,141		2,259,498
Change in Net Position		338,540		496,593
Net Position - Beginning of Year	((10,266,578)		(10,763,171)
Net Position - End of Year	\$	(9,928,038)	\$	(10,266,578)

The increase in physical environment is related to the increase in landscape repair expenses in the current year.

The increase in culture/recreation is related to the increase pool attendant and repair expenses in the current year.

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, 2021 and 2020:

	Governmental Activities		
Description	2021	2020	
Capital assets not being depreciated:			
Construction in progress	\$ 1,373,649	\$ 1,373,649	
Capital assets being depreciated: Buildings and improvements Infrastructure Equipment Accumulated depreciation	5,533,533 1,674,905 349,857 (5,644,531)	5,517,133 1,674,905 335,299 (5,270,920)	
Total Capital Assets, depreciated	1,913,764	2,256,417	
Total Capital Assets	\$ 3,287,413	\$ 3,630,066	

During the year, depreciation was \$373,611, and additions to capital assets were \$30,958.

General Fund Budgetary Highlights

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

The September 30, 2021 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 Series 2016-1 and Series 2016-2 Bonds were refunded and redeemed in the current year.
- In June 2021, the District issued \$15,175,000 Series 2021 Special Assessment Refunding Bonds. These bonds were issued to refund of the Series 2016-1 Special Assessment Refunding Bonds and Series 2016-2 Special Assessment Bonds. As of September 30, 2021, the balance outstanding was \$15,175,000.

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 2022.

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, 2021

	 ernmental ctivities
ASSETS	 -
Current Assets	
Cash	\$ 314,122
Investments	25,652
Accounts receivable	32
Prepaid expenses	52,067
Deposits	720
Total Current Assets	392,593
Non-Current Assets	
Restricted Assets	
Investments	121,831
Capital Assets	
Construction in progress	1,373,649
Infrastructure	1,674,905
Buildings and improvements	5,533,533
Equipment	349,857
Accumulated depreciation	 (5,644,531)
Total Non-Current Assets	 3,409,244
Total Assets	 3,801,837
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	 1,590,461
LIABILITIES	
Current Liabilities	
Accounts payable	64,582
Bonds payable	955,000
Accrued interest	 80,754
Total Current Liabilities	1,100,336
Non-Current Liabilities	
Bonds payable, net	 14,220,000
Total Liabilities	 15,320,336
NET POSITION	
Net investment in capital assets	(4,054,070)
Unrestricted	 (5,873,968)
Total Net Position	\$ (9,928,038)

See accompanying notes to financial statements.

Bartram Springs Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2021

			Net (Expense) Revenues and
		Program	Changes in
		Revenues	Net Position
		Charges for	Governmental
Functions/Programs	Expenses	Services	Activities
Governmental Activities			
General government	\$ (189,577)	\$ 212,831	\$ 23,254
Physical environment	(367,052)	303,756	(63,296)
Culture/recreation	(1,070,985)	754,014	(316,971)
Interest and other charges	(789,527)	1,448,884	659,357
Total Governmental Activities	\$ (2,417,141)	\$ 2,719,485	302,344
	General Revenue	es	
	Miscellaneou	is revenues	35,790
	Investment in		406
	Total Gene	eral Revenues	36,196
	<u>.</u>		
	Change in	Net Position	338,540
	Net Position - Oct	ober 1, 2020	(10,266,578)
	Net Position - Sep	otember 30, 2021	\$ (9,928,038)

Bartram Springs Community Development District BALANCE SHEET – GOVERNMENTAL FUNDS September 30, 2021

	(General	De	bt Service	Сар	ital Projects	Gov	Total vernmental Funds
ASSETS								
Cash	\$	198,766	\$	-	\$	115,356	\$	314,122
Investments		25,652		-		-		25,652
Accounts receivable		32		-		-		32
Prepaid expenses		52,067		-		-		52,067
Deposits		720		-		-		720
Restricted assets								
Cash and investments, at fair value				121,831				121,831
Total Assets	\$	277,237	\$	121,831	\$	115,356	\$	514,424
LIABILITIES AND FUND BALANCES LIABILITIES Accounts payable Unearned revenues Total Liabilities	\$	61,657 - 61,657	\$	- - -	\$	2,925 - 2,925	\$	64,582 - 64,582
FUND BALANCES								
Nonspendable								
Prepaids		52,067		_		-		52,067
Deposits		720		_		-		720
Restricted Debt service		-		121,831		-		121,831
Assigned Capital projects		-		-		112,431		112,431
Unassigned		162,793		-		-		162,793
Total Fund Balances		215,580		121,831		112,431		449,842
Total Liabilities and Fund Balances	\$	277,237	\$	121,831	\$	115,356	\$	514,424

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, 2021

Total Governmental Fund Balances	\$	449,842
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, \$5,533,533, infrastructure, \$1,674,905, and equipment, \$349,857, net of accumulated depreciation, \$(5,644,531), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		3,287,413
Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.		1,590,461
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(15,175,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.		(80,754)

\$ (9,928,038)

Net Position of Governmental Activities

Bartram Springs Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS For the Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 1,270,601	\$ 1,448,884	\$ -	\$ 2,719,485
Miscellaneous revenues	35,790	-	-	35,790
Investment income	38	368		406
Total Revenues	1,306,429	1,449,252		2,755,681
Expenditures Current				
General government	189,577	-	-	189,577
Physical environment	270,567	_	40,655	311,222
Culture/recreation	671,630	_	81,574	753,204
Capital outlay	-	_	30,958	30,958
Debt service			,	,
Principal	-	16,550,000	_	16,550,000
Interest	-	612,258	_	612,258
Other	_	392,675	_	392,675
Total Expenditures	1,131,774	17,554,933	153,187	18,839,894
·				
Excess of revenues over/(under) expenditures	174,655	(16,105,681)	(153,187)	(16,084,213)
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	15,175,000	-	15,175,000
Transfers in	-	-	163,400	163,400
Transfers out	(163,400)			(163,400)
Total Other Financing Sources/(Uses)	(163,400)	15,175,000	163,400	15,175,000
Net Change in Fund Balances	11,255	(930,681)	10,213	(909,213)
Fund Balances - October 1, 2020	204,325	1,052,512	102,218	1,359,055
Fund Balances - September 30, 2021	\$ 215,580	\$ 121,831	\$ 112,431	\$ 449,842

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, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ (909,213)
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, \$30,958, was exceeded by depreciation, \$(373,611), in the current period.	(342,653)
The issuance of long-term debt is reflected as an other financing source at the fund	,
level, however, the proceeds increase liabilities at the government-wide level.	(15,175,000)
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.	16,550,000
Certain costs associated with a bond refunding are reflected as other debt service	
at the fund level, however, these costs are relected as a deferred outflow of resources and amortized over the life of the bonds at the government-wide level.	72,613
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.	(31,599)
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.	 174,392
Change in Net Position of Governmental Activities	\$ 338,540

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, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$1,266,292	\$1,266,292	\$1,270,601	\$ 4,309
Miscellaneous revenues	35,000	35,000	35,790	790
Investment income			38	38
Total Revenues	1,301,292	1,301,292	1,306,429	5,137
Expenditures Current				
General government	191,212	191,212	189,577	1,635
Physical environment	285,583	285,583	270,567	15,016
Culture/recreation	661,097	661,097	671,630	(10,533)
Total Expenditures	1,137,892	1,137,892	1,131,774	6,118
Excess of revenues over/(under) expenditures	163,400	163,400	174,655	11,255
Other Financing Sources/(Uses) Transfers out	(163,400)	(163,400)	(163,400)	<u>-</u> _
Net Change in Fund Balances	-	-	11,255	11,255
Fund Balances - October 1, 2020			204,325	204,325
Fund Balances - September 30, 2021	\$ -	\$ -	\$ 215,580	\$ 215,580

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, Florida Statutes.

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

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.

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.

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

<u>General Fund</u> – 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.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

<u>Debt Service Fund</u> – 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.

<u>Capital Projects Fund</u> – 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, Deferred Outflows of Resources, 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;

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, 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
Building and improvements 10-20 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.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, 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, \$449,842, differs from "net position" of governmental activities, \$(9,928,038), 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	5,533,533
Equipment	349,857
Accumulated depreciation	(5,644,531)
Total	\$ 3,287,413

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, 2021 were:

Bonds payable \$ (15,175,000)

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

\$ 1,590,461

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 \$ (80,754)

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

The "net change in fund balances" for government funds, \$(909,213), differs from the "change in net position" for governmental activities, \$338,540, 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	\$	30,958
Depreciation		(373,611)
Total	<u>\$</u>	(342,653)

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	\$	16,550,000
Issuance of long-term debt		(15,175,000)
Additional deferred amount on refunding		72,613
Accrued interest		174,392
Deferred amount on refunding amortization		(31,599)
Total	\$	1,590,406

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, 2021, the District's bank balance was \$317,661 and the carrying value was \$313,922. 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, 2021, the District had the following investments and maturities:

Investment	Maturity Date	Fair Value	
Money Market Mutual Fund	N/A	\$	17,928
Florida PRIME	49 Days*		7,724
First American Government Obligation Fund	14 Days*		121,831
Total		\$	147,483

^{*} Weighted Average Maturity

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.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

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 Fund and the Florida PRIME 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 12% of the District's total investments. Florida PRIME represents 5% of the District's total investments. The remaining 83% is represented by First American Government Obligation Fund.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended.

Bartram Springs Community Development District NOTES TO FINANCIAL STATEMENTS September 30, 2021

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, 2021 was as follows:

	Balance 10/1/20	 Additions	De	eletions	Balance 09/30/21
Governmental Activities:					
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	5,517,133	16,400		-	5,533,533
Equipment	335,299	14,558		-	349,857
Total Capital Assets, Being Depreciated	 7,527,337	30,958			7,558,295
Less accumulated depreciation for:					
Infrastructure	(892,356)	(55,830)		-	(948, 186)
Buildings and improvements	(4,242,139)	(283,159)		-	(4,525,298)
Equipment	(136,425)	(34,622)		-	(171,047)
Total Accumulated Depreciation	(5,270,920)	(373,611)		-	(5,644,531)
Total Capital Assets Depreciated, Net	2,256,417	(342,653)		-	1,913,764
Governmental Activities Capital Assets	\$ 3,630,066	\$ (342,653)	\$	_	\$ 3,287,413

During the year depreciation of \$55,830 was charged to physical environment and \$317,781 was charged to culture/recreation.

Bartram Springs Community Development District NOTES TO FINANCIAL STATEMENTS September 30, 2021

NOTE F - LONG-TERM DEBT

The following is a summary of activity for long-term debt for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 16,550,000
Issuance of long-term debt Principal payments	15,175,000 (16,550,000)
Long-term debt at September 30, 2021	\$ 15,175,000

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$15,175,000 Series 2021 Special Assessment Refunding Bonds due in annual principal installments beginning May 1, 2022 and maturing in May 2036. Interest is due semi-annually on May 1 and November 1, at various rates between 0.75% and 2.52%. Current portion is \$955,000.

\$ 15,175,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

	Principal	Interest			Total
<u> </u>			_		
\$	955,000	\$	242,262	\$	1,197,262
	965,000		269,708		1,234,708
	975,000		261,254		1,236,254
	985,000		250,295		1,235,295
	1,000,000		237,983		1,237,983
	5,280,000		923,240		6,203,240
	5,015,000		340,696		5,355,696
\$	15,175,000	\$	2,525,438	\$	17,700,438
	\$	\$ 955,000 965,000 975,000 985,000 1,000,000 5,280,000 5,015,000	\$ 955,000 \$ 965,000 975,000 985,000 1,000,000 5,280,000 5,015,000	\$ 955,000 \$ 242,262 965,000 269,708 975,000 261,254 985,000 250,295 1,000,000 237,983 5,280,000 923,240 5,015,000 340,696	\$ 955,000 \$ 242,262 \$ 965,000 269,708 975,000 261,254 985,000 250,295 1,000,000 237,983 5,280,000 923,240 5,015,000 340,696

In June 2021, the District issued the Series 2021 Special Assessment Refunding Bonds that resulted in a deferred amount on refunding of \$1,622,060. As a result of this transaction, the District decreases its aggregate debt payment by \$1,751,030 over the next 13 years and realized an economic gain of approximately \$1,463,487.

Bartram Springs Community Development District NOTES TO FINANCIAL STATEMENTS September 30, 2021

NOTE F - LONG-TERM DEBT (CONTINUED)

Significant Bond Provisions

The Series 2021 Bonds are not subject to redemption at the option of the District prior to their maturity. The Series 2021 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 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.

NOTE G - INTERFUND ACTIVITY

Interfund transfers for the year ended September 30, 2021, consisted for the following:

	Transfer Out		
Transfer In	Ge	General Fund	
Capital Projects Fund	\$	163,400	

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. The Board Member's term expired in November 2020. Payments made to the company totaled \$74,177 for October and November 2020. Additionally, one member of the Board of Supervisors is affiliated with a vendor that provides disinfection services for the District. Payments made to the company totaled \$10,250 during the fiscal year ended September 30, 2021.

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.



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

INDEPENDENT AUDITORS' 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, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 28, 2022.

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.



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 Certified Public Accountants PL

Berger Joonlos Glan Daines + Frank

Fort Pierce, Florida

June 28, 2022



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

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, 2021, and have issued our report thereon dated June 28, 2022.

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 28, 2022, 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, 2021.

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.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Bartram Springs Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 22
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$9,235
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,117,590
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District did not have any construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Bartram Springs Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$267.03 \$1,023.87, and Debt Service Fund, \$16.87 \$1,195.56.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$2,719,485.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2021 Bonds, \$15,175,000, maturing May 2036.



To the Board of Supervisors
Bartram Springs Community Development District

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

Certified Public Accountants PL

Fort Pierce, Florida

June 28, 2022



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

INDEPENDENT ACCOUNTANTS' 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, 2021. 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, 2021.

Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

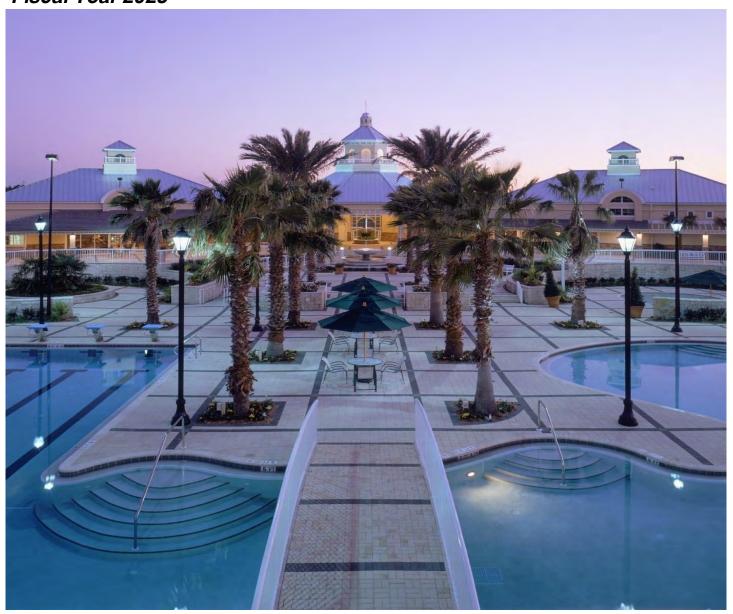
Fort Pierce, Florida

June 28, 2022



A.

Approved Budget Fiscal Year 2023



Bartram Springs Community
Development District

July 11, 2022



TABLE OF CONTENTS

General Fund	
Budget	Page 1-2
Narrative	Page 3-9
Capital Reserve	
Budget	Page 10
Debt Service Fund	
Budget for Series 2016/2021	Page 11
Amortization Schedule - 2021	Page 12

General Fund

Description	Adopted Budget FY 2022	Actual Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Maintenance Assessments	\$1,352,945	\$1,346,698	\$6,247	\$1,352,945	\$1,582,824
Facility Income	\$8,000	\$7,333	\$800	\$8,133	\$8,000
Program Sharing - ASG	\$7,000	\$13,494	\$0	\$13,494	\$7,000
Comcast Revenue Share	\$20,000	\$10,789	\$10,266	\$21,055	\$20,000
Interest / Miscellaneous	\$200	\$1,852	\$30	\$1,882	\$200
Total Revenues	\$1,388,145	\$1,380,165	\$17,343	\$1,397,508	\$1,618,024
<u>Expenditures</u>					
Administrative .					
Supervisor Fees	\$12,000	\$7,600	\$4,000	\$11,600	\$12,000
FICA Expense	\$918	\$581	\$306	\$887	\$918
Engineering	\$6,000	\$2,251	\$2,599	\$4,850	\$6,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$600	\$600	\$0	\$600	\$600
Attorney	\$38,000	\$12,792	\$25,208	\$38,000	\$38,000
Trustee	\$12,300	\$0	\$12,220	\$12,220	\$12,300
Annual Audit	\$3,250	\$0	\$3,250	\$3,250	\$3,250
Management Fees	\$53,645	\$35,763	\$17,881	\$53,645	\$56,327
Information Technology	\$1,250	\$833	\$417	\$1,250	\$1,450
Website Maintenance	\$2,340	\$1,465	\$875	\$2,340	\$2,340
Telephone	\$648	\$530	\$289	\$819	\$800
Postage	\$1,000	\$589	\$1,643	\$2,232	\$1,000
Insurance	\$55,332	\$52,067	\$0	\$52,067	\$62,480
Printing & Binding	\$1,500	\$663	\$1,349	\$2,012	\$1,500
Records Storage	\$350	\$0	\$0	\$0	\$350
Legal Advertising	\$2,900	\$994	\$1,706	\$2,700	\$2,900
Other Current Charges	\$1,000	\$468	\$352	\$820	\$1,000
Office Supplies	\$350	\$49	\$40	\$89	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$198,558	\$122,422	\$72,135	\$194,557	\$208,740
Amenity Center					
Utilities					
Electric	\$65,000	\$41,027	\$21,600	\$62,627	\$69,300
Water/Irrigation	\$26,000	\$11,598	\$8,700	\$20,298	\$26,000
Cable	\$9,580	\$7,808	\$4,292	\$12,100	\$13,306
Gas	\$1,500	\$980	\$433	\$1,413	\$1,800
Trash Removal	\$9,408	\$5,371	\$3,258	\$8,629	\$10,262
Security					
Security Monitoring	\$1,000	\$400	\$140	\$540	\$1,000
Access Cards	\$2,200	\$603	\$603	\$1,206	\$2,200
Management Contracts					
Facility Management	\$173,493	\$115,662	\$57,831	\$173,493	\$206,512
Pool Attendants	\$77,174	\$22,110	\$51,220	\$73,330	\$89,870
Field Operations Management	\$66,934	\$44,623	\$22,311	\$66,934	\$89,274
Pool Maintenance	\$41,878	\$27,918	\$13,959	\$41,878	\$31,553
Janitorial	\$38,940	\$25,960	\$12,980	\$38,940	\$26,830
Gym Monitor	\$29,496	\$19,664	\$9,832	\$29,496	\$31,856

Community Development District	General Fund				General Fund
Description	Adopted Budget FY 2022	Actual Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY 2023
Amenity Center Continued					
Facility Maintenance	\$49,844	\$36,261	\$16,615	\$52,876	\$68,779
Pool Chemicals	\$25,000	\$15,712	\$11,936	\$27,647	\$30,999
Mobile Application and Amenities Website	\$3,000	\$2,000	\$1,000	\$3,000	\$2,500
Facility Maintenance - COVID	\$5,000	\$3,582	\$0	\$3,582	\$7,200
Repairs & Maintenance	\$64,660	\$42,787	\$34,784	\$77,571	\$78,000
Special Events	\$17,050	\$15,481	\$5,497	\$20,978	\$21,000
Holiday Decorations	\$7,500	\$6,413	\$1,087	\$7,500	\$7,500
Fitness Center Repairs/Supplies	\$9,500	\$3,172	\$6,328	\$9,500	\$9,500
Office Supplies	\$4,500	\$4,952	\$400	\$5,352	\$4,500
ASCAP/BMI Licenses	\$3,000	\$0	\$0	\$0	\$3,000
Amenity Center Expenditures	\$731,657	\$454,083	\$284,806	\$738,889	\$832,741
Grounds Maintenance					
Landscape Maintenance	\$182,000	\$118,943	\$59,472	\$178,415	\$183,767
Landscape Contingency	\$40,000	\$30,933	\$9,067	\$40,000	\$40,000
Lake Maintenance	\$20,328	\$13,552	\$6,776	\$20,328	\$21,141
Fountain Maintenance	\$1,600	\$570	\$598	\$1,168	\$1,600
Grounds Maintenance	\$20,000	\$2,171	\$6,923	\$9,094	\$15,000
Pump Repairs	\$7,500	\$2,676	\$2,524	\$5,200	\$7,500
Streetlight Repairs	\$5,700	\$1,350	\$0	\$1,350	\$5,700
Irrigation Repairs	\$10,000	\$10,223	\$1,000	\$11,223	\$10,000
Miscellaneous	\$2,500	\$670	\$200	\$870	\$2,500
Capital Reserves Contribution	\$168,302	\$0	\$168,302	\$168,302	\$289,335
Grounds Maintenance Expenditures	\$457,930	\$181,088	\$254,861	\$435,950	\$576,543
TOTAL EXPENDITURES	\$1,388,145	\$757,593	\$611,803	\$1,369,396	\$1,618,024
EXCESS REVENUES	\$0	\$622,572	(\$594,460)	\$28,112	\$0
(1)Carry forward surplus is net of maintenance reserves					FY2023
Product Type	Units	Per Unit	Total	Gross Assessments	\$1,711,161
50'	456	\$ 1,047	\$ 477,646	Less 7.5% Disc. & Collections	\$128,337
60'	412	\$ 1,126	\$ 464,059	Net Assessments	\$1,582,824
70'	290	\$ 1,205	\$ 349,315		**,***
80'	242	\$ 1,281	\$ 310,071		
Multi-Family	294	\$ 333	\$ 97,796		
Commercial	21818	\$ 0.56	\$ 12,273		
	Gross Assessment		\$ 1,711,161		
Product Type	FY2022 Per Unit	FY2023 Per Unit	Increase / (Decrease)		
50'	\$ 899	\$ 1,047	\$ 148		
60'	\$ 963	\$ 1,126	\$ 164		
70'	\$ 1,026	\$ 1,120 \$ 1,205	\$ 179		
80'	\$ 1,088	\$ 1,281	\$ 193		
Multi-Family	\$ 290	\$ 333	\$ 43		
Commercial	\$ 0.4545	\$ 0.5625	\$ 0.1080		

Community Development District

GENERAL FUND BUDGET Fiscal Year 2023

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.

<u>Program Sharing Income – ASG</u>

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.

Community Development District

GENERAL FUND BUDGET Fiscal Year 2023

Attorney

The District's legal counsel, Kutak Rock LLP 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 \$15,175,000 Series 2021 Special Assessment Refunding 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 2021 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	<u>Monthly</u>	<u>Annual</u>
GMS	\$ 100	\$ 1,200
Unicorn Web Services	\$ 95	\$ 1,140
		\$ 2,340

Telephone

Telephone and fax machine.

<u>Postage</u>

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

<u>Insurance</u>

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.

Community Development District

GENERAL FUND BUDGET Fiscal Year 2023

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.

Electric Acct #	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
22489908	14532 Cherry Lake Dr E Apt TRCT	3,600	43,200
22493394	14543 Cherry Lake Dr W Apt LS01	12	140
22508751	17 Everest La Apt SG01	1,425	17,100
89095424	14751 Bartram Springs Pkwy	85	1,020
22493397	14857 Bartram Springs Pkwy	55	660
Contingency		653	7,840
Total Electric			69,300

Community Development District

GENERAL FUND BUDGET Fiscal Year 2023

Water & Sewer Account #	<u>Location</u>	Monthly	<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
Irrigation Account #	<u>Location</u>	Monthly	<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.

Account #	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
8495-74-121-1618453	14530 Cherry Lake Dr E OFC	668	8,016
8495-74-121-2680338	Fitness Center	165	1,980
8495-74-120-3774991	14751 Bartram Springs Pkwy	235	2,820
	Contingency	41	490
TOTAL CABLE		1,109	13,306

Gas

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

<u>Vendor</u>	Account #	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
TECO	211003320143	14530 Cherry Lake Dr E	35	420
TECO	221003032432	14531 Cherry Lake Dr E Fire Pit	45	540
Florida Natural Gas	38487	Inside FERC FGTZ3	10	120
Florida Natural Gas	38488	Inside FERC FGTZ3	30	360
Vesta		Gas for Cart	15	180
		Contingency	15	180
	TOTAL GAS		150	1,800

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.

Community Development District

GENERAL FUND BUDGET Fiscal Year 2023

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.

<u>Contract</u>	<u>N</u>	<u>lonthly</u>	<u>Annual</u>
October - March	\$	1,731	\$ 10,384
April - September	\$	2,811	\$ 16,866
Contingency	\$	312	\$ 3,749
			\$ 30,999

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.

Community Development District

GENERAL FUND BUDGET Fiscal Year 2023

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.

<u>Contract</u>	Monthly	<u>Annual</u>
Verdego	\$ 15,314	\$ 183,767

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	<u>Monthly</u>	<u>Annual</u>
The Lake Doctors	\$ 1,762	\$ 21,141

Community Development District

GENERAL FUND BUDGET Fiscal Year 2023

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.

Capital Reserve Fund

Description	Adopted Budget FY 2022	Actual Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Capital Reserve Contribution	\$168,302	\$0	\$168,302	\$168,302	\$289,335
Unassigned Fund Balance	\$141,463	\$112,431	\$0	\$112,431	\$189,018
Total Revenues	\$309,765	\$112,431	\$168,302	\$280,733	\$478,353
Expenditures					
Capital Projects	\$75,000	\$44,579	\$37,375	\$81,954	\$75,000
Repair and Maintenance	\$142,006	\$9,236	\$0	\$9,236	\$145,500
Other Services Charges	\$800	\$293	\$231	\$524	\$800
Total Expenditures	\$217,806	\$54,109	\$37,606	\$91,715	\$221,300
Assigned Fund Balance	\$91,959	\$58,322	\$130,696	\$189,018	\$257,053

Debt Service Fund 2016 -2021

Description	Adopted Budget FY 2022	Actual Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - 2021-1	\$1,192,771	\$1,187,435	\$5,446	\$1,192,880	\$1,192,771
Assessments - 2021-2	\$39,277	\$39,059	\$218	\$39,277	\$39,277
Interest Earned	\$300	\$316	\$437	\$752	\$700
Carryforward Surplus	\$110,308	\$114,965	\$0	\$114,965	\$150,613
Total Revenues	\$1,342,657	\$1,341,775	\$6,100	\$1,347,875	\$1,383,362
<u>Expenditures</u>					
Series 2021					
Interest 11/1	\$103,826	\$103,826	\$0	\$103,826	\$134,854
Interest 5/1	\$138,435	\$138,435	\$0	\$138,435	\$134,854
Principal 5/1	\$955,000	\$955,000	\$0	\$955,000	\$965,000
Total Expenditures	\$1,197,262	\$1,197,262	\$0	\$1,197,262	\$1,234,708
EXCESS REVENUES / (EXPENDITURES)	\$145,395	\$144,513	\$6,100	\$150,613	\$148,654
*Carry forward surplus is net of Reserve requirement				11/1/2023 Debt Service	\$130,632
Product Type	Units	2021-1 Debt Asmnt Per Unit 7.5% 2022-2034	Total		
50'	456	\$ 754	\$ 343,596		
60'	412	\$ 850	\$ 350,085		
70'	288	\$ 945	\$ 272,163		
80' Multi-Family	242 293	\$ 1,039 \$ 196	\$ 251,336 \$ 57,443		
Commercial Square Feet	21,818	\$ 0.69	\$ 15,054		
1	Gross Assessment		\$ 1,289,677		
	Less: Discounts and Collections (7.5%)		96,906		
	Net Assessments		1,192,771		
Product Type	Units	2021-2 Debt Asmnt 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		
			37,211		

SERIES 2021 AMORTIZATION SCHEDULE (Combined)

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
	Φ.	44,000,000,00			Φ.	404.054.00	Φ.	4 000 000 05
11/1/22	\$	14,220,000.00	•	005 000 00	\$	134,854.00	\$	1,228,289.25
5/1/23	\$	14,220,000.00	\$	965,000.00	\$	134,854.00	Φ.	4 000 400 40
11/1/23	\$	13,255,000.00	•	075 000 00	\$	130,632.13	\$	1,230,486.13
5/1/24	\$	13,255,000.00	\$	975,000.00	\$	130,632.13	_	
11/1/24	\$	12,280,000.00	•		\$	125,147.75	\$	1,230,779.88
5/1/25	\$	12,280,000.00	\$	985,000.00	\$	125,147.75		
11/1/25	\$	11,295,000.00			\$	118,991.50	\$	1,229,139.25
5/1/26	\$	11,295,000.00	\$	1,000,000.00	\$	118,991.50		
11/1/26	\$	10,295,000.00			\$	111,491.50	\$	1,230,483.00
5/1/27	\$	10,295,000.00	\$	1,015,000.00	\$	111,491.50		
11/1/27	\$	9,280,000.00			\$	102,610.25	\$	1,229,101.75
5/1/28	\$	9,280,000.00	\$	1,035,000.00	\$	102,610.25		
11/1/28	\$	8,245,000.00			\$	92,907.13	\$	1,230,517.38
5/1/29	\$	8,245,000.00	\$	1,055,000.00	\$	92,907.13		
11/1/29	\$	7,190,000.00			\$	83,016.50	\$	1,230,923.63
5/1/30	\$	7,190,000.00	\$	1,075,000.00	\$	83,016.50		
11/1/30	\$	7,190,000.00			\$	83,016.50	\$	1,241,033.00
5/1/31	\$	7,190,000.00	\$	1,100,000.00	\$	83,016.50		
11/1/31	\$	5,015,000.00			\$	59,907.13	\$	1,242,923.63
5/1/32	\$	5,015,000.00	\$	1,125,000.00	\$	59.907.13		, ,
11/1/32	\$	3,890,000.00	•	, .,	\$	47,250.88	\$	1,232,158.00
5/1/33	\$	3,890,000.00	\$	1,150,000.00	\$	47,250.88	•	, , , , , , , , , , , , , , , , , , , ,
11/1/33	\$	2,740,000.00	•	.,,	\$	33,594.63	\$	1,230,845.50
5/1/34	\$	2,740,000.00	\$	1,175,000.00	\$	33,594.63	•	,,
11/1/34	\$	1,565,000.00	•	.,,	\$	19,641.50	\$	1,228,236.13
5/1/35	\$	1,565,000.00	\$	775,000.00	\$	19,641.50	Ψ	1,220,200.10
11/1/35	\$	790,000.00	Ψ	7.70,000.00	\$	9.954.00	\$	804,595.50
5/1/36	\$	790,000.00	\$	790,000.00	\$	281,204.00	Ψ	007,090.00
3/1/30	Ψ	1 90,000.00	Φ	7 90,000.00	Ψ	201,204.00		
			\$	14,220,000.00	\$	2,577,280.75	\$	16,819,512.00

C.



RESOLUTION 2022-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("Board") of the Bartram Springs Community Development District ("District") proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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, 2023."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.
 SECTION 2. APPROPRIATIONS
 There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of

to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in

to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board

TOTAL GENERAL FUND	\$
CAPITAL RESERVE FUND	Ś
DEBT SERVICE FUND – SERIES 2021	\$
TOTAL ALL FLINDS	\$

SECTION 3. BUDGET AMENDMENTS

the following fashion:

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 11TH DAY OF JULY, 2022.

ATTEST:	BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT
Corretow. / Assistant Corretow.	By:
Secretary / Assistant Secretary	lts:

Exhibit A: Fiscal Year 2022/2023 Budget

.

RESOLUTION 2022-07

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

WHEREAS, the 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 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, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"), attached hereto as Exhibit "A" and incorporated by reference herein; and

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

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

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

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

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

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the 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. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

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

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

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

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

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

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

PASSED AND ADOPTED this 11th day of July 2022.

ATTEST:	BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit ABudget

Exhibit BAssessment Roll



A.

AGREEMENT FOR DECK IMPROVEMENTS BETWEEN THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT AND FLORIDA HOME STORE, LLC

THIS AGREEMENT ("Agreement") is made and entered into this 22nd day of June, 2022, by and between:

BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Jacksonville, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

FLORIDA HOME STORE, LLC, a Florida corporation, with a mailing address of 108 Julington Plaza Drive, Saint Johns, Florida 32259 ("Contractor", together with District "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to undertake the repair of certain deck improvements within common areas located within the District, as set forth in Exhibit A, including, without limitation, all materials and labor ("Work"); and

WHEREAS, Contractor submitted the proposal attached hereto as Exhibit A and represents that it is qualified to serve as a deck repair contractor and has agreed to perform the Work for the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

Now, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A. Contractor shall provide deck repair services, as described in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B. Work shall commence on July 6, 2022 (the "Commencement Date"), and be completed within ten (10) calendar days of the Commencement Date, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. The District shall pay Contractor an amount not to exceed Forty Thousand One Hundred Ten Dollars (\$40,110.00) (the "Total Price") for the Work as identified in **Exhibit A** attached hereto and incorporated herein by reference, which amount

includes a contingency for Eight Thousand Dollars (\$8,000) (the "Contingency"). Contractor agrees to make all reasonable efforts to eliminate and/or minimize the extent to which the Contingency will need to be charged to complete the Work. Under no circumstances shall the District be required to pay greater than the Total Price to compete the Work. Upon execution of this Agreement, the District shall make payment to Contractor in the amount of Sixteen Thousand Fifty Five Dollars (\$16,055), which amount reflects the Total Price excluding the contingency. Upon completion of the Work, Contractor shall submit an invoice to the District for the Work pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of the invoice and acceptance of the Work. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.

- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- The District may require, as a condition precedent to making any payment to the C. Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security Unemployment Compensation Compensation, payments, Workmen's contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written

notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- **B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason

of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

> A. If to District:

Bartram Springs Community Development

District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to:

Kutak Rock LLP

107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

B.	If to	tha	Con	tract	Ore
13.	IT TO	THE	t on	iraci	or:

Florida Home Store, LLC 108 Julington Plaza Drive Saint Johns, Florida 32259 Attn:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is James Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep,

maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, JOLIVER@GMSNF.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT

-DocuSigned by:

Charperson, Board of Supervisors

FLORIDA HOME STORE, LLC

By:

Its:

Exhibit A: Scope of Work

Exhibit A



108 Julington Plaza Drive - Saint Johns, FL 32259 - 904.814.8447

Proposal Created For: Bartram Springs CDD	Job Name: Pler Restoration			
Address: 14530 Cherry Lake Drive E	Job Address:			
City, State, Zip: Jacksonville, FL 32258	City, State, Zip: Jacksonville, FL 32258			
Date Submitted: 06/09/2022	Designer: Andy Chambers			
PIER RESTORATION OUTLINE				
Remove canopy awning				
Remove all deck boards, 4x4 posts, handralls, metal railing ar				
Install new outside band board, decking with Trex Enhance h				
existing railing (with new primer and powder coat) ***ALL W	OOD MATERIAL TO BE SEVERE WEATHER***			
Reinstall existing canopy awning	\$ 29,375.00			
Option to trim under handrail with 5/4 decking boards between	en the 4x4 post with a Trex top \$ 2,735.00			
Contingency for unknown/unforseen labor and materials for unknowns will be billed at actual cost plus 30% for all L&M*				
Total Price including labor, material and taxes	\$ 40,110.00			
50% payment due on proposal acceptance. Balance due upon con	npletion			
Contactor shall provide all necessary insurance requirements and State License upon acceptance of proposal. ALL work proposed and specified above will be completed in a timely fashion. Any unforeseen and or additional work needed or requested will be treated as a change order and agreed upon before said work is completed.	Authorized Wash Which Proposal Valid For: 30 Days Signature Whish Whish			
Acceptance of Proposal - The above specifications, prices and conditions are acceptable. I hereby authorize all	Signature White White			
work as specified. Payment to be remitted as outlined above.	Signature			
Date 6/13/12				

108 Julington Plaza Drive, St Johns, FL 32259 904.814.8447



AGREEMENT BETWEEN THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC. FOR WATER MANAGEMENT SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 27th day of April, 2022, by and between:

Bartram Springs Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

The Lake Doctors, Inc., a Florida corporation, with a mailing address of 3543 State Road 419, Winter Springs, Florida 32708 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains thirty (30) ponds; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide water management services for the Facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide water management services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional water management services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

- **B.** While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- C. The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- **D.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- SECTION 3. SCOPE OF WATER MANAGEMENT SERVICES. The Contractor will provide water management services for the thirty (30) ponds throughout the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- **SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- **A.** Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- **B.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
 - (1) The District hereby designates the District Manager to act as its representative.
 - (2) Upon request by the District Manager, the Contractor agrees to meet with

the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

- A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Seven Hundred Sixty-Two Dollars (\$1,762.00) per month. The term of this Agreement shall be from October 1, 2022 through September 30, 2023 unless terminated earlier by either party in accordance with the provisions of this Agreement.
- **B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- **D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- **B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for

- any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- **B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

- **SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- **SECTION 10. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
- **SECTION 12. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- **SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.
- SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or

construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Bartram Springs Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 Attn: District Manager

With a copy to: Kutak Rock LLP

107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

B. If to the Contractor: The Lake Doctors, Inc.

3543 State Road 419

Winter Springs, Florida 32708
Attn: MARK SEYMOUR

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days.

Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Jim Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850,

JOLIVER@GMSNFCOM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 27. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

Chairperson, Board of Supervisors

THE LAKE DOCTORS, INC.

Pro FABIAN (STEE

Its: VP OF SALES

Exhibit A: Scope of Services

Exhibit A

2	The Lake Doctors, Inc.				Corporate Offices 35-9-2 fate Road 419 Winder Springs, II. 32708 1-9-0-6-00-3253 tales of tales fate for a com- sense Laborics for a com-			
		W	ater Mana	gement	Agreem	ent		
-								MAS/709275/R
Florid	Agreement, m	ade this , hereinalter called "I	THE LAKE DOCT	lay of	2) is between	oon Th	ie Lake Doctors, Inc., a
		(Community Business)						
	AGEMENT D							
INVO	ICING ADDR	ESS						
CITY			STATE		-	1200		
200	L ADDRESS		SIAIE		ZIP	PHO	NE (1
						E	MAIL	NVOICE: YES OR NO
"Wa	Third Party Con	MPLIANCE/REGIST	RATION: YES O an knoice Postal is	R NO T	HIRD PARTY	INVOICING esponeibility to	PORT	TAL: YES OR NO
Hersi	inafter called 1	CUSTOMER'	PURC	HASE ORDE	RT DATE:			_
Thep	parties hereto :	agree to fallows:						
A 1	THELAKEDO	CTORS agrees to ma	anage certain lak	opc anel/ee was	transcript for a			
T In	THE LAKE DO execution of the Inity (30) Pone netudes a mini squatic weeds Conditions do written termin	CTORS agrees to mi is Agreement in accounts associated with Bar mum of twelve (12) it and algae. Your access not apply, however ation notice.	ram Springs COI Specifors and/o ounl will remain ver, service will), Jacksonville r Imalments, ; in effect unt continue mo	FL as necessary, all this agreen with to month	for control ament is significant to	nd pre-	vention of noxique de - #11 on Terms & executed agreement or
T In	THE LAKE DO execution of the Inity (30) Pone netudes a mini squatic weeds Conditions do written termin	CTORS agrees to mi is Agreement in accounts associated with Bar mum of twelve (12) it and algae. Your access not apply, however ation notice.	ram Springs COI Specifors and/o ounl will remain ver, service will), Jacksonville r Imalments, ; in effect unt continue mo	FL as necessary, all this agreen with to month	for control ament is significant to	nd pre-	vention of rickous
B. C	THE LAKE DO EXECUTION OF IN Thirty (30) Pone netudes a min aquatic weeds Conditions do written termin CUSTOMER a services: 1. Unde	CTORS agrees to make a special and algae. Your accurate not apply, however stion notice. Transcript and Floating Verwater and Floating.	tram Springs CDE (Specifions and/o ough will remain wer, service will (E DOCTORS, it), Jacksonville r treatments, s in effect unt continue mo	FL as necessary, all this agreen with to month	for control ament is significant to	nd pre- ed. No ent of	rention of noxicus the + #11 on Terms & executed agreement or
B. 0	THE LAKE DO execution of the Thirty (30) Pone netudes a mini- countie weeds Conditions do written termin CUSTOMER at arvices: 1. Under 2. Shore	CTORS agrees to mile Agreement in accounts associated with Barimum of twelve (12) is and algae. Your access not apply, however and access to pay THE LAP related to the properties of the pay THE LAP related to the grass and Brush land access to pay THE LAP related to the grass and Brush land access to pay THE LAP related to the grass and Brush land access to pay THE LAP related to the grass and Brush land access to the grass access to the grass access to the grass to the grass access to the grass	tram Springs CDI isspections and/o oud; will remain rer, service will (E DOCTORS, it), Jacksonville r treatments, s in effect unt continue mo	FL as necessary, all this agreen with to month	for control at nent is signi until recipio owing sum to \$	nd pre-	rention of noxous the +#11 on Terms & executed agreement or field aquatic management 762.00 monthly CLUDED
B. Co.s	THE LAKE DO EXECUTION OF the Property of the Conditions do Written termin CUSTOMER appropriate L. Under L. Shore L. Addit L. Free L. F	CTORS agrees to mis Agreement in accounts associated with Barmon of twelve (12) to and algae. Your access not apply, however, and algae are to pay THE LAP and the property of the Grass and Brush and Treatments, if R Callback Sprives.	tram Springs CDI ispections and/o spections and/o sount will remain er, service will KE DOCTORS, it against Control oggination Control Control Program), Jacksonville r treatments, s in effect unt continue mo	FL as necessary, all this agreen with to month	for control at each is signi until recipio owing sum to \$ \$ \$	the red pre-	rentian of naxious the + #11 on Terms & executed agreement or died aquatic management 762.00 monthly CLUDED CLUDED
B. 6	THE LAKE DO EXECUTION OF IN Thirty (30) Pone notudes a mini squatic weeds Conditions do written termin CUSTOMER a arvices: 1. Unde 2. Shore 3. Addit 4. Free 5. Menti	CTORS agrees to mis Agreement in ecosis associated with Barmum of tweive (12) is and algae. Your accides not apply, however, the property of the payon of the pay	tram Springs CDE ispections and/o ount will remain rear, service will KE DOCTORS, it regetation Centre of Control Program equired), Jacksonville r treatments, s in effect unt continue mo	FL as necessary, all this agreen with to month	for control at ent is signi until recipio owing sum to \$ \$ \$ \$	1,7	rentian of naxious rentian of naxious rentian of naxious re- #11 on Terms & executed agreement or resided aquatic management recommentally CLUDED CLUDED CLUDED
B. 60 st	THE LAKE DO execution of the Thirty (30) Pone notudes a mini- squatic weeds Conditions do written termin CUSTOMER a exvices: 1. Unde 2. Shore 3. Addit 4. Free 5. Month Total	CTORS agrees to mis Agreement in accounts associated with Barmum of twelve (12) is and algae. Your access not apply, however, and algae are to pay THE LAP revater and Floating Voline Grass and Brush onal Treatments, if R Cellback Sarvice by Written Service Red Services Accepted.	tram Springs CDD inspections and/o ount will remain rer, service will E DOCTORS, it regelation Control ocontrol Program equired	o, Jacksonville rivatiments, i in effect unt continue mo a agents or as d Program	k FL as necessary, all this agreem with to month assigns, the folio	for control at nent is signi- until recipio owing sum to \$ \$ \$ \$ \$ \$	1,7	rention of novious rention of novious rention of novious rite + #11 on Terms & executed agreement or ritiod oquatic management r62.00 monthly CLUDED CLUDED CLUDED CLUDED CLUDED CLUDED CLUDED
B. CO	THE LAKE DO execution of the Thirty (36) Pone notudes a mini- squatic weeds Conditions do written termin CUSTOMER a services: 1. Under 2. Shore 3. Addit 4. Free 5. Menti Total the above sun installments of	CTORS agrees to mis Agreement in accounts associated with Barmum of twelve (12) it and algae. Your access not apply, however, and algae and the control of t	tram Springs CDD inspections and/o ount will remain rer, service will E DOCTORS, it regelation Control ocontrol Program equired	o, Jacksonville rivatiments, i in effect unt continue mo a agents or as d Program	k FL as necessary, all this agreem with to month assigns, the folio	for control at nent is signi- until recipio owing sum to \$ \$ \$ \$ \$ \$	1,7	rention of roxaus rention of roxaus re- #11 on Terms & executed agreement or ified aquatic management (62.00 monthly CLUDED CLUDED CLUDED CLUDED CLUDED
B. Co.	THE LAKE DO execution of the Thirty (30) Pone notudes a mini- squatic weeds Conditions do written termin CUSTOMER a arvices: 1. Under 2. Shore 3. Addit 4. Free i 5. Menth Total the above sum installments of ce provided un	CTORS agrees to mis Agreement in econics associated with Barmum of tweive (12) is and algae. Your accides not apply, however, and algae. Your accides not apply, however, and algae. Your accides not apply, however, and apply, however, and apply, however, and apply THE LAW revaler and Floating Versions Treatments, if R Celiback Service Revolutions and Services Accepted a total shall be due an \$1,752.00, including der the Agreement.	tram Springs CDF ispections and/o ount will remain rear, service will KE DOCTORS, it laggitation Control Control Progras equired sports id payable upon saltis use taxes,	o, Jacksonville r treatments, a in effect unt continue mo a agents or as of Program r execution of ti fees or charg	k FL as necessary, bit this agreem inth to month assigns, the folic this Agraement pas that are im	for control at each is significant in significant i	1,7 included in the respective of the respective	vention of noxious the + #11 on Terms & executed agreement or died aquatic management f62.00 monthly CLUDED
B. C. S	THE LAKE DO EXECUTION OF the Property of the P	CTORS agrees to mis Agreement in ecosis Agreement in ecosis associated with Barrian of twelve (12) it and algae. Your access not apply, however and algae. Your access to pay THE LAPPART of Treatments, if Realback Service by Written Service Real Services Accepted notal shall be due an \$1,762.00, including der the Agreement.	tram Springs CDI spections and/b ount will remain rer, service will KE DOCTORS, it regelation Control Control Program equired sports ad payable upon sales use taxes, s which, in its so	o, Jacksonville r tradinents, a realise tradition o agents or as of Program or execution of the	FL as necessary, bit this agreem inth to month assigns, the folia this Agreemen gos that are im will provide eff	for control and the state of th	1,7 INC	vention of noxious the + #11 on Terms & executed agreement or died aquatic management f62.00 monthly CLUDED
B. CO. SI. S.	THE LAKE DO execution of the conditions a minimum or conditions downton terminal customers. 1. Under 2. Shore 3. Addit 4. Free 1. Menth Total the above suminstallments of the provided un HE LAKE DOC The offer of this or contains all the offer contains the off	CTORS agrees to mis Agreement in ecodis associated with Barmum of tweive (12) is and algae. Your accides not apply, however, and algae. Your accides not apply, however, and algae. Your accidences to pay THE LAW mater and Floating Value Grass and Brush and Treatments, if R Caliback Service by Written Service Re of Services Accepted a total shall be due an \$1,762.00, including der the Agreement. CTORS uses product: CTORS uses product: CTORS agrees to convecuted Agreement p	tram Springs CDI isspections and/o ount will remain ver, service will (E DOCTORS, it (aggretion Control of Control Program equired sports ad payable upon sales use taxes, s which, in its so	o, Jacksonville resident unit in effect unit continue mo agents or as diffrogram resident of the arecution of the feet or charg the discretion, with within tiffeet and/or require	FL as necessary, bit this agreem into month assigns, the foto this Agraement gas that are im will provide effect and government	for control at the state of the	1,7,7 sent of the	rention of novous rention of novous rite + #11 on Terms & executed agreement or diod oquatic management f62.00 monthly CLUDED CL
B. CO. S.	THE LAKE DO execution of the conditions a minimum occurrence of the conditions downton terminal customers. 1. Under 2. Shore 3. Addit 4. Free 3. Addit 4. Free 6. Month to the condition of the	CTORS agrees to mis Agreement in account is associated with Barrian of twelve (12) in and algae. Your access not apply, however a stion notice. Treatments, if R Caliback Service and Brush and Floating Virther Service Report of Services Accepted Services Accepted Services Agreement. CTORS uses product: CTORS uses product: CTORS agrees to contect the Agreement of the Agreemen	tram Springs COD inspections and/o ount will remain ver, service will (E DOCTORS, it (aggretion Control of Control Program equired sports ad payable upon sales use taxes, s which, in its so inmence treatmen us initial deposit vir and this Agree ORS on or below ing on the rever	o, Jacksonville r in effect uni in effect uni continue mo agents or as diffrogram execution of ti feas or charg it within fiffee i and/or requir iment shall have April 15, 20 rise side form milliar with ti	FL as necessary, bit this agreem inth to month assigns, the folia assigns, the folia assigns that are im will provide eff an (15) busines and government we no further for	for control at ment is significant in significant i	1,7 special of the respective	rention of resous the - #11 on Terms & executed agreement or died aquatic management (62.00 monthly CLUDED
B. CO. SI TO THE BETT BY	THE LAKE DO execution of the conditions a minimum of the conditions do written terminal customers. 1. Under 2. Shore 3. Addit 4. Free 1. Shore 1. Total the above suminstallments of the provided under the condition of the condi	CTORS agrees to mis Agreement in accounts associated with Barmun of twelve (12) in and algae. Your access not apply, however, and algae are to pay THE LAP relater and Floating Voline Grass and Brushonal Treatments, if R Celiback Service accepted in total shall be due and \$1,762.00, including der this Agreement. CTORS uses product: CTORS agrees to consecuted Agreement penal therein is withdraw to THE LAKE DOCT conditions appearingledges that he has neidered valid.	tram Springs CDF ispections and/o und will remain rer, service will KE DOCTORS, it logstation Control Control Progras equired sports id payable upon sales use taxes, s which, in its so inmence treatmen los initial deposit on and this Agree CRS on or belor	o, Jacksonville r in effect uni in effect uni continue mo agents or as diffrogram execution of ti feas or charg it within fiffee i and/or requir iment shall have April 15, 20 rise side form milliar with ti	FL as necessary, bit this agreem inth to month assigns, the folia assigns, the folia assigns that are im will provide eff an (15) busines and government we no further for	for control at ment is significant in significant i	1,7 special of the respective	rentian of navious rentian of navious rite + #11 on Terms & executed agreement or dised aquatic management read aquatic manage
B. C. S. 0.00 of the control of the	THE LAKE DO EXECUTION OF THE LAKE DO HAME LAKE DO HE DO HE LAKE DO	CTORS agrees to mis Agreement in account is associated with Barrian of twelve (12) in and algae. Your access not apply, however a stion notice. Treatments, if R Caliback Service and Brush and Floating Virther Service Report of Services Accepted Services Accepted Services Agreement. CTORS uses product: CTORS uses product: CTORS agrees to contect the Agreement of the Agreemen	tram Springs COD inspections and/o ount will remain ver, service will (E DOCTORS, it (aggretion Control of Control Program equired sports ad payable upon sales use taxes, s which, in its so inmence treatmen us initial deposit vir and this Agree ORS on or below ing on the rever	o, Jacksonville r in effect uni in effect uni continue mo agents or as diffrogram execution of ti feas or charg it within fiffee i and/or requir iment shall have April 15, 20 rise side form milliar with ti	FL as necessary, bit this agreem inth to month assigns, the folia assigns, the folia assigns that are im will provide eff an (15) busines and government we no further for	for control at ment is significant in significant i	1,7 special of the respective	rentian of navious rentian of navious rite + #11 on Terms & executed agreement or dised aquatic management read aquatic manage
B. C. S.	THE LAKE DO EXECUTION OF THE LAKE DO CONTROL	CTORS agrees to mis Agreement in accounts associated with Barmun of twelve (12) in and algae. Your access not apply, however, and algae are to pay THE LAP relater and Floating Voline Grass and Brushonal Treatments, if R Celiback Service accepted in total shall be due and \$1,762.00, including der this Agreement. CTORS uses product: CTORS agrees to consecuted Agreement penal therein is withdraw to THE LAKE DOCT conditions appearingledges that he has neidered valid.	tram Springs CDD specifors and/bound will remain ver, service will remain ver, service will remain ver, service will remain ver, service will report of Control Program equired sports and payable upon sales use taxes, a which, in its sometime in the control read medical read medical read and its faculty of the rever read and is faculty of the control read and its faculty of the control re	o, Jacksonville r in effect uni in effect uni continue mo agents or as diffrogram execution of ti feas or charg it within fiffee i and/or requir iment shall have April 15, 20 rise side form milliar with ti	FL as necessary, bit this agreem inth to month assigns, the folia assigns, the folia assigns that are im will provide eff an (15) busines and government we no further for	for control at ment is significant in significant i	1,7 special of the respective	rentian of navious rentian of navious rite + #11 on Terms & executed agreement or dised aquatic management read aquatic manage

DocuSign Envelope ID: 3347EABD-42F6-4CA3-B392-7BD8A62497B7



Phase 1-Amenity center Painting	CONTRACTORS	PAINTING	IBIS PAINTING
	2 year labor-warranty, 7	3 year labor-warranty, 7	warranty, 7 year
	year Warranty on all	year Warranty on all	Warranty on all
	Sherwin Williams	Sherwin Williams	Sherwin Williams
	Specifications	Specifications	Specifications
· All of the exterior of the main building (excluding the wooden ceilings			
@ amenity gate) to include the small area of pergolas on the Baby park/west			
side			
· Include the ceiling in front of the social hall. (Leaking issues)			
· Exterior of the gym.			
Paint the slide tower exterior, (check warranty on the "don't slip"			
texture existing on the stairs.)			
· All of each of the 3 Gazebos to include everything EXCEPT the			
ceilings.			
· All of the car port including ceilings			
· exterior walls of the dumpster.	\$81,795.00	\$64,280.00	\$68,524.00
Phase 2-Pergolas			
paint all wooden/white pergolas.			
· Repair braces as needed.	0444== **	0.5	***************************************
EXCLUDE the brown pergolas in the fire pit.	\$14,175.00	\$6,500.00	INCLUDED
Phase 3-Railings			
Paint ONLY the slide tower rails and the bridge.			
· TOUCH UP any factory painted railings.			
· EXCLUDE ALL BLACK FENCING.	\$9,975.00	\$12,800.00	\$6,220
Phase 4-Main entry (including all 4 pylons)			
Paint front entry tower to include staging area on the first floor			
Paint pylons and exterior of 8' wall on each side of the bridge only-			
EXCLUDE fencing on the bridge			
Paint pylons at the corner of BSP and CLD	\$8,295.00	\$4,800.00	INCLUDED
Phase 5-Border Walls			
Paint exterior of border wall at Ginny springs road and exterior of the			
wall at BSP and CLD (east side)			
Paint exterior of the border wall (west side) Fern Hammock and			
Wakulla springs			
EXCLUDE all other boarder walls throughout the community along	614 505 00	01 700 00	#2 (00 00
US1 And 9B	\$14,595.00	\$1,500.00	\$3,680.00
Phase 6- decorative light poles @ 35 POLES	65.075.00	61 000 00	64 500 00
Paint all black light poles on pool deck	\$5,075.00	\$1,880.00	\$4,500.00
Phase 7- Tower Lighting	\$1,025.00	NA	NT A
Replace up lighting on slide tower-paint poles black wire lighting	\$1,025.00	NA	NA
Phase 8- Gazebo Ceilings Treat gazebo with either, clear coat or solid body stain. Regular stain			
	67 975 00	62 200 00	64 200 00
will not take away the current water stains.	\$7,875.00	\$3,200.00	\$4,200.00
TOTAL A-LA-CART COSTS	\$142,810.00	\$94,960.00	\$87,124.00
ADDITIONAL WORK AND COSTS	\$174,010.00	\$2 4 ,200.00	507,124.00
Dumpster and pool pit	INCLUDED	INCLUDED	INCLUDED
Adjust west gazebo bell tower	\$1,000.00	NA NA	NA NA
Replace or remove screen on white pergolas	pending	pending	pending
Clean roof tiles	\$8,190.00	\$1,800.00	NA
soccer field BR	\$1,400.00	INCLUDED	INCLUDED
TOTAL	\$153,400.00	\$96,760.00	\$87,124.00
Oroginal Proposals 5/2022	5% increase	90 Day pricing	Current Pricing
oroginal Proposalo 3/2022	370 merease	For the same or similar	Current I ficing
Color Changes costs	not for stucco	colors only	no price change
COIOI Changes costs	not for stucco	colors only	no price change



1702 Lindsey Rd. Jacksonville, Fl. 32221-6791 Ph. (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Bartram Springs

Attn: Winslow 06 30 22

Re; Exterior Painting / Revised

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

Scope of Work -

Pressure- wash all surfaces to be painted. We will also wash soffit and fascia which will not be painted, some staining may remain.

Repair the minor stucco cracks with elastomeric patching compound.

Provide all labor and materials to paint all previously pained surfaces at Clubhouse / Common Areas as described and Pool Area.

This work will be done in accordance with Sherwin Williams Specification to be provided. Materials will be Loxon Guide Coat and Loxon Top- Coat for 7 Year material warranty.

Clean roof tiles -includes lift that will be used for the other areas. \$8,190.00

Phase 1-Amenity center

- Exterior of the main building (excluding the wooden ceilings @ amenity gate) to include the small area of pergolas on the Baby Park/west side
- Include the ceiling in front of the social hall.
- Exterior of the gym.
- Paint the slide tower exterior.
- All of each of the 3 Gazebos to include everything EXCEPT the ceilings.
- Car port including ceilings
- Exterior walls of the dumpster.

\$81,795.00



Phase 2-Pergolas

- paint all wooden/white pergolas. Include demo of existing screen shades.
- Repair braces as needed. \$95.00 for each to be replaced
- EXCLUDE the brown Pergola in the fire pit.

\$14,175.00

Phase 3-Railings

- Paint ONLY the slide tower rails and the bridge. Touch up obvious spots as discussed \$9,975.00
- EXCLUDE any factory painting of any railings.
- EXCLUDE ALL BLACK FENCING.

Phase 4-Main entry (including all 4 pylons)

- Paint front entry tower to include staging area on the first floor
- Paint pylons and exterior of 8' wall on each side of the bridge only-
- EXCLUDE fencing on the bridge
- Paint pylons at the corner of BSP and CLD

\$8,295.00

Phase 5-Border Walls

- Paint exterior of border wall at Ginny springs road and exterior of the wall at BSP and CLD (east side)
- Paint exterior of the border wall (west side) Fern Hammock and Wakulla springs
- EXCLUDE all other boarder walls throughout the community along US1 And 9B

\$14,595.00

Phase 6 - Paint Light posts all sizes. - \$145.00

Phase 7- Tower Lighting - Replace up lighting (provided by owner) on slide tower-paint poles black wire lighting - \$1,025.00

Phase 8- Gazebo Ceilings - Treat gazebo with either, clear coat or solid body stain. Regular stain will not take away the current water stains. - \$7,875.00

Adjust west gazebo bell tower - \$1,000.00

Replace shade screen on pergolas? – let's discuss this after we remove the existing.

Paint Soccer Field Bathrooms - \$1400.00



Materials

All materials specified are from **The Sherwin-Williams Company**.

All paints shall be delivered to the job site in the original container with the manufacturer's label intact.

The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Proper surface preparation and condition of surface shall be strictly adhered to. All data sheets on specified materials are available from your local Sherwin-Williams representative or www.paintdocs.com.

All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by Sherwin-Williams or Owner's Representative.

Protection of Substrates not to be painted

Contractor shall always protect his/her work and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces as needed.

Resolution of Conflicts

Contractor shall be responsible to requesting prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, or the Owner's Representative.

Safety

All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's product data sheets and labels shall be observed.



1702 Lindsey Rd. Jacksonville, Fl. 32221-6791 Ph. (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Costs, Terms and Acceptance

Work will be performed with Resident's Comfort in mind. Schedule will follow Winslow Wheelers Direction.

Please circle all options abo	ve that are approved ar	nd sign below.	
Total amount of approved o	ptions is		Initial
We cannot guarantee agains	st rust or inner coat pee	ling.	
Provide 7 Year Material Wa	arranty and 2 -year labo	or warranty.	
This proposal is valid for 30 the project if contract accept	2	$\boldsymbol{\mathcal{C}}$	
followed by 70% Progress I		•	
Signed by			
Title	Date		
Thank you for your consider	leration,		
Brian Leonard – Cellular	(904) 294 -1591		



Ibis Painting Proposal

Attn: Winslow Wheeler - Vesta Management Date: 9/23/19

Address: Bartram Springs - 14530 Cherry Lake Drive East - Jacksonville, FL - 32259

Phone: 904-318-0797

Email: Wwheeler@vestapropertyservices.com

Exterior Scope of Work: Repaint all exterior walls, trims, soffits, fascia boards, doors, previously painted railings, ceilings, and white pergolas. Pool equipment pen, dumpster area, and soccer field bathroom building are included.

Excluded Areas: Previously stained tongue and groove ceilings, previously stained pergola, metal fencing and railings that have not previously been painted.

Maintenance and Preparation: All areas will be pressure cleaned prior to painting. All doors and windows will be re-caulked. Any areas of separation on building will be patched or caulked to prevent any future water intrusion.

Paint Application: Option #1 – Sherwin-Williams Sealer/Conditioner and 2 coats of Sherwin-Williams Emerald Exterior Paint. Option #2 – 1 Coat of Sherwin-Williams Elastomeric Conflex and 1 Coat of Sherwin-Williams Emerald Exterior Paint.

A. General Conditions

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

B. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

C. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: the contractor is not responsible for any corrections after final payment is submitted to the contractor. Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

D. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

E. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

F. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

Exterior Surface Preparation

- 1. House will be inspected for water damage areas.
- 2. Surfaces to be painted will be chlorinated with a bleach and water mixture to remove and kill mildew, mildew spores, and any other surface contaminates.
- 3. Surfaces to be painted will be rinsed thoroughly, then water blasted to remove dirt, mildew, chalked paint, and any foreign materials deterrent to the new finish.
- 4. Windows and doors, not specified to be painted, will be covered with contractor grade film & 3 M blue tape.
- 5. All permanent flooring will be covered and protected with exterior drop cloths before painting any area and will remain free of painting residue.
- 6. It is recommended to have all shrubbery to be trimmed back and away from any surfaces to be painted. The contractor is not responsible for any overspray onto shrubbery.
- 7. All sprinkler systems shall be covered and/or protected against damage during each stage of painting project.
- 8. Cracks in stucco will be patched using an Elastomeric Waterproofing Compound.
- 9. In areas applicable, caulking will be applied where needed along seams, cracks, etc.
- 10. Damaged stucco will be patched with a stucco patch, retextured to match the adjacent surfaces, and primed with a Hot Stucco Primer.
- 11. All exterior substrates designated not to receive paint coatings shall be covered and/or protected and will remain free of painting residue.
- 12. Minimal remaining flaking, bubbling, loose paint, or caulking will be scraped away or sanded. Flaking paint is caused by previous painter not prepping/priming properly. Extensive flaking paint voids paint manufacturer's warranty. Excessive flaking that becomes apparent after pressure cleaning will be brought to the homeowners/representative's attention and may need to be reassessed.
- 13. Remaining dirt or debris will be wiped away from all surfaces prior to painting.
- 14. Areas of rotted wood to be painted will be repaired first with Bondo, as needed. (Please note that Ibis Painting is not a licensed carpentry contractor. Therefore, only areas of damaged wood that are visible on surfaces can be determined as needing repair. Should greater damage be underneath the surface of the wood to be repaired or replaced, a separate licensed carpentry contractor will have to be acquired by the homeowner to handle this carpentry work, prior to Ibis Painting returning to handle the painting work.)

Exterior Finishing System

- 1. The Owner/Representative will specify colors.
- 2. Areas of bare/exposed wood will be primed with Oil Based Primer, prior to top coating.
- 3. All chalky surfaces to be painted will receive first a coat of Sherwin Williams Water Proofing Sealer/Primer. (Sealer will lock down chalky surfaces).
- 4. Sherwin Williams or agreed upon paint, will be applied to all surfaces to be painted. (The number of coats to be applied will be assessed by contractor and written in proposed contract. Any additional coats will be agreed upon in writing).
- 5. Surfaces to be painted will be rolled, brushed, sprayed, or back rolled.
- 6. All cut lines will be completed in the most meticulous, straight, and even fashion.
- 7. All areas to be rolled will be rolled in a uniform and consistent manner.
- 8. If any spraying is done, it will be used as an applicator only with low pressure, followed by immediate back rolling. No overspray will contaminate any other areas not to be painted.
- 9. All paint will be applied in accordance with the correct millage thickness and procedure for coverage recommended in the paint manufacturers label directions.
- 10. Surrounding areas not to be painted will be free of paint residue.
- 11. Touch up paint in each color will be left on the job for owner or representative after job is completed.
- 12. Before completion of job a final walk through and punch out list will be performed to owner and/representative satisfaction.

X	
Ibis Representative Signature	Date
X	
Customer Signature	Date



Ibis Painting Proposal

Attn: Winslow Wheeler - Vesta Management Date: 5/24/22

Address: 14530 Cherry Lake Drive East - Jacksonville, FL - 32259

Phone: 904-318-0797

Email: WWheeler@vestapropertyservices.com

Exterior Scope of Work: Option #1 - Paint 35 Light Poles – (\$4,500). Option #2 - Paint, stain, or clear coat Gazebo ceilings (\$4,200). Option #3 – Paint front entry tower, pylons and exterior 8' wall on each side of the bridge only, paint pylons on corner of BSP and CLD. Paint exterior of border wall at Ginny Springs road and Exterior of the wall at BSP and CLD, paint exterior of the border wall (west side) Fern Hammock and Wakulla Springs (\$3,680).

Excluded Areas: Any areas not listed above

Preparation and Maintenance: Clean all areas prior to painting.

Paint Application: Sherwin-Williams Exterior Resilience Paint will be used. Sherwin-Williams Wood Scapes stain or sealer will be used on Gazebo ceilings. Light poles will be painted with Sherwin-Williams DTM Metal Paint.

All Paint and Materials are Included.

A. General Conditions

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

B. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

C. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: the contractor is not responsible for any corrections after final payment is submitted to the contractor. Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

D. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

E. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

F. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

Exterior Surface Preparation

- 1. House will be inspected for water damage areas.
- 2. Surfaces to be painted will be chlorinated with a bleach and water mixture to remove and kill mildew, mildew spores, and any other surface contaminates.
- 3. Surfaces to be painted will be rinsed thoroughly, then water blasted to remove dirt, mildew, chalked paint, and any foreign materials deterrent to the new finish.
- 4. Windows and doors, not specified to be painted, will be covered with contractor grade film & 3 M blue tape.
- 5. All permanent flooring will be covered and protected with exterior drop cloths before painting any area and will remain free of painting residue.
- 6. It is recommended to have all shrubbery to be trimmed back and away from any surfaces to be painted. The contractor is not responsible for any overspray onto shrubbery.
- 7. All sprinkler systems shall be covered and/or protected against damage during each stage of painting project.
- 8. Cracks in stucco will be patched using an Elastomeric Waterproofing Compound.
- 9. In areas applicable, caulking will be applied where needed along seams, cracks, etc.
- 10. Damaged stucco will be patched with a stucco patch, retextured to match the adjacent surfaces, and primed with a Hot Stucco Primer.
- 11. All exterior substrates designated not to receive paint coatings shall be covered and/or protected and will remain free of painting residue.
- 12. Minimal remaining flaking, bubbling, loose paint, or caulking will be scraped away or sanded. Flaking paint is caused by previous painter not prepping/priming properly. Extensive flaking paint voids paint manufacturer's warranty. Excessive flaking that becomes apparent after pressure cleaning will be brought to the homeowners/representative's attention and may need to be reassessed.
- 13. Remaining dirt or debris will be wiped away from all surfaces prior to painting
- 14. Areas of rotted wood to be painted will be repaired first with Bondo, as needed. (Please note that Ibis Painting is not a licensed carpentry contractor. Therefore, only areas of damaged wood that are visible on surfaces can be determined as needing repair. Should greater damage be underneath the surface of the wood to be repaired or replaced, a separate licensed carpentry contractor will have to be acquired by the homeowner to handle this carpentry work, prior to Ibis Painting returning to handle the painting work.)

Exterior Finishing System

- 1. The Owner/Representative will specify colors.
- 2. Areas of bare/exposed wood will be primed with Oil Based Primer, prior to top coating.
- 3. All chalky surfaces to be painted will receive first a coat of Sherwin Williams Water Proofing Sealer/Primer. (Sealer will lock down chalky surfaces).
- 4. Sherwin Williams or agreed upon paint, will be applied to all surfaces to be painted. (The number of coats to be applied will be assessed by contractor and written in proposed contract. Any additional coats will be agreed upon in writing).
- 5. Surfaces to be painted will be rolled, brushed, sprayed, or back rolled.
- 6. All cut lines will be completed in the most meticulous, straight, and even fashion.
- 7. All areas to be rolled will be rolled in a uniform and consistent manner.
- 8. If any spraying is done, it will be used as an applicator only with low pressure, followed by immediate back rolling. No overspray will contaminate any other areas not to be painted.
- 9. All paint will be applied in accordance with the correct millage thickness and procedure for coverage recommended in the paint manufacturers label directions.
- 10. Surrounding areas not to be painted will be free of paint residue.
- 11. Touch up paint in each color will be left on the job for owner or representative after job is completed.
- 12. Before completion of job a final walk through and punch out list will be performed to owner and/representative satisfaction.

X	
Ibis Representative Signature	Date
X	
Customer Signature	Date

Total Cost - \$12,380



Ibis Painting Proposal

Attn: Winslow Wheeler - Vesta Management Date: 5/24/22

Address: 14530 Cherry Lake Drive East - Jacksonville, FL - 32259

Phone: 904-318-0797

Email: WWheeler@vestapropertyservices.com

Exterior Scope of Work: Prime and paint all white metal railings.

Excluded Areas: Any areas not listed above

Preparation and Maintenance: Scuff sand and clean all areas prior to priming. Prime all areas with Pro-Cryl Industrial Metal Primer. Spot Prime all rust areas will rust primer.

Paint Application: Spray all areas will Sherwin-Williams Industrial Multi-Surface Acrylic Paint.

All Paint and Materials are Included.

A. General Conditions

This contract and conditions shall become part of the paint manufactures specifications and shall be binding in every respect. Please note, this proposal and the quoted price(s) outlined will expire after (3) months from the date of this proposal. Any alteration involving extra costs will be executed only upon written order and will become an additional charge over and above estimate.

The work to be done by the painting contractor shall include the furnishing of all materials and labor to complete the preparation and painting project tasks outlined.

Upon request, Ibis Painting will provide proof of the valid contractor license, Certificate of General Liability Insurance, as well as obtain necessary project permits when required.

All projects will commence after Ibis Painting has received a 50% deposit of the total job price. All agreements are contingent upon possible delays beyond our control (i.e. weather setbacks). Ibis Painting reserves the right to terminate the contract at any time, but only reimbursing the Owner/Representative in full for any funds received. The 50% deposit for a proposed project is non-refundable once preparation and work has begun.

As a family owned company, we at Ibis Painting strive to achieve 100% customer satisfaction. If for some reason we fall short of this, upon entering into this contract, the customer agrees that rather than writing a negative remark online, they will immediately notify the owner of Ibis Painting and provide a chance for the issue to be resolved.

If multiple projects are being handled at this job site, other than the items in the scope of work to be handled by Ibis Painting, then the following condition would apply; The quoted amount(s) on this proposal is contingent upon Ibis Painting working consecutively from start to finish. If tradesmen not affiliated with Ibis Painting interrupt the painting schedule or cause damages to any of the finished areas, the project may be subject to reassessment. If Ibis Painting work is halted due to other tradesmen, the owner/representative agrees at that time to pay no less than 90% of the balance with no more than 10% of the balance held as a retainer, which will be paid upon completion of the remaining items.

No credits or adjustments to the agreement sum shall be made unless mutually agreed by the contractor or owner.

B. Workmanship

All work will be accomplished by the contractors experienced personnel who are trained and qualified for safe use of the specified products, equipment and rigging needed to accomplish this job.

C. Warranty

Unless otherwise agreed by both parties in writing, the sole warranty of the work shall be as follows: the contractor is not responsible for any corrections after final payment is submitted to the contractor. Ibis Painting offers a 5-year exterior labor warranty, in which the contractor will correct defective portions of application due to improper workmanship.

D. Materials and Equipment

All materials will be Sherwin Williams or the paint product(s) agreed upon and approved in the proposed contract.

Colors shall be as specified by the owner/representative. If additional colors, accent walls or any changes to these standards are requested, the Owner/Project Representative will need to bring this to the attention of Ibis Painting for possible reassessment, prior to commencing the project. Additional costs will be charged for work order changes, including color changes, after commencing the project, for labor and materials used.

All materials used in the painting contract will be applied according to the paint manufacturer's label directions and in accordance with the Product Data Specification sheets. All paint colors will be delivered to the job site in their original containers.

All equipment required for the project will be provided by Ibis Painting to complete the project tasks outlined. Equipment utilized will be in sound working condition.

E. Access

The owner shall furnish, at no cost to the contractor an appropriate space on the premises in which to store materials and equipment and to supply all necessary utilities and elevators.

F. Protection of Property and Safety and Standards/Hazardous

The contractor shall comply with all fire, safety, E.P.A., D.E.R. and O.S.H.A regulations.

All trash shall be removed on a frequent basis throughout the duration of the job.

In the event the contractor encounters on the job site lead-based paint or any hazardous material such as, but not limited to asbestos or polychlorinated biphenyl (PCB) about which the contractor has not been notified in writing prior to entering in agreement with the owner, the contractor shall immediately stop work and shall not be responsible for testing, removal, disposal, or rendering harmless of such materials. The owner agrees to hold the contractor harmless as to any liability resulting from such material in the event the contractor has not been notified as previously mentioned. Any additional costs including overhead and profit incurred by these conditions shall be reimbursed to the contractor.

Exterior Surface Preparation

- 1. House will be inspected for water damage areas.
- 2. Surfaces to be painted will be chlorinated with a bleach and water mixture to remove and kill mildew, mildew spores, and any other surface contaminates.
- 3. Surfaces to be painted will be rinsed thoroughly, then water blasted to remove dirt, mildew, chalked paint, and any foreign materials deterrent to the new finish.
- 4. Windows and doors, not specified to be painted, will be covered with contractor grade film & 3 M blue tape.
- 5. All permanent flooring will be covered and protected with exterior drop cloths before painting any area and will remain free of painting residue.
- 6. It is recommended to have all shrubbery to be trimmed back and away from any surfaces to be painted. The contractor is not responsible for any overspray onto shrubbery.
- 7. All sprinkler systems shall be covered and/or protected against damage during each stage of painting project.
- 8. Cracks in stucco will be patched using an Elastomeric Waterproofing Compound.
- 9. In areas applicable, caulking will be applied where needed along seams, cracks, etc.
- 10. Damaged stucco will be patched with a stucco patch, retextured to match the adjacent surfaces, and primed with a Hot Stucco Primer.
- 11. All exterior substrates designated not to receive paint coatings shall be covered and/or protected and will remain free of painting residue.
- 12. Minimal remaining flaking, bubbling, loose paint, or caulking will be scraped away or sanded. Flaking paint is caused by previous painter not prepping/priming properly. Extensive flaking paint voids paint manufacturer's warranty. Excessive flaking that becomes apparent after pressure cleaning will be brought to the homeowners/representative's attention and may need to be reassessed.
- 13. Remaining dirt or debris will be wiped away from all surfaces prior to painting
- 14. Areas of rotted wood to be painted will be repaired first with Bondo, as needed. (Please note that Ibis Painting is not a licensed carpentry contractor. Therefore, only areas of damaged wood that are visible on surfaces can be determined as needing repair. Should greater damage be underneath the surface of the wood to be repaired or replaced, a separate licensed carpentry contractor will have to be acquired by the homeowner to handle this carpentry work, prior to Ibis Painting returning to handle the painting work.)

Exterior Finishing System

- 1. The Owner/Representative will specify colors.
- 2. Areas of bare/exposed wood will be primed with Oil Based Primer, prior to top coating.
- 3. All chalky surfaces to be painted will receive first a coat of Sherwin Williams Water Proofing Sealer/Primer. (Sealer will lock down chalky surfaces).
- 4. Sherwin Williams or agreed upon paint, will be applied to all surfaces to be painted. (The number of coats to be applied will be assessed by contractor and written in proposed contract. Any additional coats will be agreed upon in writing).
- 5. Surfaces to be painted will be rolled, brushed, sprayed, or back rolled.
- 6. All cut lines will be completed in the most meticulous, straight, and even fashion.
- 7. All areas to be rolled will be rolled in a uniform and consistent manner.
- 8. If any spraying is done, it will be used as an applicator only with low pressure, followed by immediate back rolling. No overspray will contaminate any other areas not to be painted.
- 9. All paint will be applied in accordance with the correct millage thickness and procedure for coverage recommended in the paint manufacturers label directions.
- 10. Surrounding areas not to be painted will be free of paint residue.
- 11. Touch up paint in each color will be left on the job for owner or representative after job is completed.
- 12. Before completion of job a final walk through and punch out list will be performed to owner and/representative satisfaction.

X	
Ibis Representative Signature	Date
X	
Customer Signature	Date

Total Cost - \$6,220



Investment Painting Of North Florida

Bartram Springs CDD 14530 Cherry Lake Dr E Jax, Fl 32258

Winslowwheeler68@gmail.com

TOTAL	\$96,760.00
	5:45pm
SCHEDULED DATE	Wed Apr 13, 2022
ESTIMATE DATE	May 31, 2022
ESTIMATE	#11118

CONTACT US

229 S Torwood Drive Saint Johns. FL 32259

(904) 307-6649

Investmentpaintingfl@yahoo.com

ESTIMATE

	Services	qty	unit price	amount
--	----------	-----	------------	--------

Quote -Clubhouse/Pool/Gym/water slide Tower Stucco, Pressure Washing/Painting,

1.0 \$64,280.00 \$64,280.00

Pressure wash stucco building body, trim, doors With a soap/chemical detergent prior to painting to remove dirt and mildew from areas, cover windows where needed with plastic and paper for prep

Caulk gaps in woodwork where needed with Sherwin Williams 950a 55yr caulking

Repaint the club house exterior stucco walls, trim and trellis on back of clubhouse, repaint stucco ceilings in front of social hall. Repaint dormers stucco and trim Repaint with Top of the line sherwin Williams Duration Paint which is a architectural coating and is dirt, mildew resistant, has excellent adhesion and has UV inhibitors to assist with fading. Stucco application will be sprayed and backrolled.

Gym-stucco walls, trim, soffits and fascia (3) side doors and 4 shutters on back of gym and one set on front . Excludes metal doors and gutters

repaint Pool retaining wall with metal door inside and outside, Repaint dumpster stucco walls, with Sherwin Williams Duration Paint

Paint 2 yellow pool cabanas, and (1) cabana over dock body, trim, fascia, white soffits, caulk gaps in wood work where needed with sherwin Williams 950a paint with sherwin Williams Duration Paint

Repaint Bathroom entry way doors, ceiling

Repaint Water slide tower body, trim, ceiling, Doors and green vent exiting storage room

Repaint 10 doors exterior attached to social hall

Repaint Downspouts On Back of Entry Way with sherwin Williams pro industrial multi surface acrylic paint.

Repaint Green gutters and downspouts On Back of old gym and back of social hall with sherwin Williams pro industrial multi surface acrylic

Price includes all labor, materials, lifts, and taxes Excludes all metal roofs and metal railings

Optional Pressure Wash And Repaint White Pergolas Around The Pool Excludes Brown Pergolas

1.0 \$6,500.0

\$6,500.00

Pressure wash, spot prime raw wood with primer and repaint pergolas with Sherwin Williams Duration Paint which is self priming, dirt, mildew resistant and durable. Price includes labor and materials

Quote - Payment terms Commercial

Payment terms would be 20% required upfront and a draw of \$10,000 per week until the job is completed and the remaining amount due upon completion of project

Quote - Sealing of stucco Hairline Cracks

Sealing of stucco (Hairline Cracks) with Premium Elastomeric waterproofing Stucco/Masonry Patch that Expands and Contracts with Stucco. Price included in Repaint

Optional Paint Wood Ceiling In 4 Cabanas And Entry Way Of Clubhouse

1.0 \$3,200.00

\$3,200.00

Prep by masking off down rods on fans and covering areas underneath cabanas. Prime wood with pro block oil primer and Paint with sherwin Williams Duration paint. Price includes labor material and taxes.

Optional Soft Wash Slate Tile Roof On Front Back And Sides Of Clubhouse

1.0 \$1,800.00

\$1,800.00

Soft wash with chemical and rinse off slate tile roof. Price includes labor, materials and taxes.

Exterior Painting Phase 5

1.0 \$1,500.00

\$1,500.00

Pressure wash and Paint pylons at the corner of BSP and CLD

Phase 5-Border Walls

- Paint exterior of border wall at Ginny springs road and exterior of the wall at BSP and CLD (east side)
- Paint exterior of the border wall (west side) Fern Hammock and Wakulla springs
- EXCLUDE all other boarder walls throughout the community along US1 And 9B

Pressure wash and Paint with sherwin Williams Duration Paint. Price includes labor materials and taxes.

Exterior Painting Phase 6 Decorative Light Poles On Pool Deck (16) Lights

\$1,880.00

1.0

\$1,880.00

Prep and Paint all black light poles on pool deck with sherwin Williams pro industrial direct to metal paint. Price includes labor materials and taxes.

Phase 3 Railings 1.0 \$12,800.00 \$12,800.00

Prep areas for painting and Paint all white metal railings in pool areas and water slide tower railings with sherwin Williams pro industrial direct to metal paint. Price includes labor materials and taxes.

Phase 4 Main Entry Including 4 Pylons

1.0 \$4,800.00

\$4,800.00

Pressure wash and Paint front entry way tower to include staging area on first floor. Paint pylons and exterior of 8' wall on each side of the bridge only,

Excludes fencing on bridge, Paint pylons at the corner of BSP and CLD

Paint with sherwin Williams top of the line Duration Paint. Price includes labor materials, scaffolding, lifts and taxes Excludes roof

Subtotal \$96,760.00

Total \$96,760.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will than receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!



Bartram Springs Community Development District (District) Storm Water Management Plan

Revised: 6-13-2022

- 1. The intent of this plan is to adhere to the rules and regulations stated in the St. Johns River Water Management District Environmental Resource Permits and the City of Jacksonville and St. Johns County Development Services Permits for this project.
- 2. All permitted Storm Water Management Facilities (SMFs) will be maintained as required. Maintenance includes routine mowing of the SMFs, the repair and maintenance of the outfall control structures, removal of debris that may clog the outfall systems and other related maintenance that may be required from time to time.
- 3. At least once every two years, the storm water management facilities including outfall control structures shall be reviewed by the Engineer of Record and may be performed during annual review by the District. If there are deficiencies, repairs are other matters that need attention, the Engineer of Record shall notify the District of the issues together with options (if available) to repair or mitigate for these deficiencies. The date of field review and name of field representative(s) shall be recorded as part of the report to the District.
- 4. Lands within Conservation Easements will be maintained by the District (see attached Master Site Plan). Maintenance shall include, but not be limited to removing dead trees as may be required to provide a safe environment.
- 5. Preserved wetlands and conservations areas, storm water management facilities and other areas shall be protected from erosion and siltation, scouring, dewatering or excessive turbidity, resulting from all construction activities including home building.

ckground Information					
Please provide y	our contact and location informa	tion, then proceed to the template on the next sheet.			
Name of Local G	overnment:	Bartram Springs Community Development District			
Name of stormw	vater utility, if applicable:	N/A			
Contact Person					
Name:		Jim Oliver			
Position	/Title:	Managing Director			
Email A	ddress:	JOliver@gmsnf.com			
Phone N	lumber:	(904) 940-5850 x 406			
Indicate the Wat	ter Management District(s) in wh	ich your service area is located.			
	Northwest Florida Water Mana	agement District (NWFWMD)			
	Suwannee River Water Manage	ement District (SRWMD)			
7	St. Johns River Water Manager	ment District (SJRWMD)			
☐ Southwest Florida Water Management District (SWFWMD		agement District (SWFWMD)			
⊏	□ South Florida Water Management District (SFWMD)				
Indicate the type	Indicate the type of local government:				
⊏	□ Municipality				
⊏	County				
 ✓	Independent Special District				

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Bartram Springs CDD is a large residential community that was developed in several phases that were permitted, designed and constructed in accordance with City of Jacksonville, St Johns County and St Johns River Water Management District regulations. The management of stormwater is regulated with the multiple stormwater management facilities (SMF's) and control structures constructed throughout the community.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program: 0 1 2 1 Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes) Water quality improvement (TMDL Process/BMAPs/other) П 1 Reduce vulnerability to adverse impacts from flooding related to increases in frequency and 1 duration of rainfall events, storm surge and sea level rise Other: П П П 1 SJRWMD, City of Jacksonville and St Johns County Permit Compliance П П П П П П

Part 1.2 Current Stormwater Program Activities: Please provide answers to the following questions regarding your stormwater management program. No • Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program: • Does your jurisdiction have a dedicated stormwater utility? No Yes If no, do you have another funding mechanism? If yes, please describe your funding mechanism. Funding mechanism is through the CDD that assess fees for each lot in the community. These funds are set aside as needed to provide for the ongoing maintenance needs of the stormwater management system. • Does your jurisdiction have a Stormwater Master Plan or Plans? Yes If Yes: How many years does the plan(s) cover? Life of the project Are there any unique features or limitations that are necessary to understand what the plan does or does not address? Please provide a link to the most recently adopted version of the document (if it is published online): N/A • Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? No If Yes, does it include 100% of your facilities? If your AM includes less than 100% of your facilities, approximately what percent of your

facilities are included?

• Does your stormwater management program implement the following (answer Yes/No):	
A construction and many and analog control manages for a construction for a construction	
A construction sediment and erosion control program for new construction (plans review	NI -
and/or inspection)?	No No
An illicit discharge inspection and elimination program?	
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance	
yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	
Notes or Comments on any of the above:	
1.3 Current Stormwater Program Operation and Maintenance Activities	
1.3 Current Stormwater Program Operation and Maintenance Activities	
	aken by your
Please provide answers to the following questions regarding the operation and maintenance activities undert	aken by your
Please provide answers to the following questions regarding the operation and maintenance activities undert stormwater management program.	
Please provide answers to the following questions regarding the operation and maintenance activities undert stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated	1
Please provide answers to the following questions regarding the operation and maintenance activities undert stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i> , systems that are dedicated to public ownership and/or operation	d
Please provide answers to the following questions regarding the operation and maintenance activities undert stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated	1
Please provide answers to the following questions regarding the operation and maintenance activities undert stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i> , systems that are dedicated to public ownership and/or operation	d
Please provide answers to the following questions regarding the operation and maintenance activities undert stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i> , systems that are dedicated to public ownership and/or operation upon completion)?	d
Please provide answers to the following questions regarding the operation and maintenance activities undert stormwater management program. Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (<i>i.e.</i> , systems that are dedicated to public ownership and/or operation upon completion)?	d

• Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vactor trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

The roads for this community are owned by the City of Jacksonville and St Johns County. Both the City of Jacksonville and St Johns County do street cleaning on their own schedule.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of
	Nullibel	Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the		
stormwater program:		
Estimated number of storage or treatment basins (i.e., wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle		
boxes, hydrodynamic separators, etc. :	0	
Number of chemical treatment systems (e.g., alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal		
water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		_
Notes or Comments on any of the above:	1	-
Traces or comments on any or the above.		l
		J

		Best Management Practice	Current	Planned	
		Tree boxes	No	No	
		Rain gardens	No	No	
		Green roofs	No	No	
		Pervious pavement/pavers	No	No	
		Littoral zone plantings	No	No	
		Living shorelines	No	No	
	Oth	er Best Management Practices:		<u> </u>	
e indicate	e which resources or documents	s you used when answering these questions	(check all that apply	/).	
	Asset management system				
⊏	GIS program				
⊏	MS4 permit application				
⊏	Aerial photos				
	Past or ongoing budget investments				
	Water quality projects				
	Water quality projects				

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.) Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0. **Independent Special Districts:** If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here: Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template. Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), **F.S.**) Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain. A shapefile of the project boundary will be included with this submittal Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.). No changes anticipated

Proceed to Part 5

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

- 1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
- 2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

- 1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
- 2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
- 3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
- 4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance Expenditures (in Sthousands) 2022-23 to 2027-28 to 2032-33 to 2037-38 to LFY 2021-2022 2041-42 2026-27 2031-32 2036-37 Operation and Maintenance Costs 399 447 504 567 Brief description of growth greater than 15% over any 5-year period:

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

- 5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.
- 5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.
 - If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

Expenditures	(in \$thousands)
--------------	------------------

Project Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to
		2026-27	2031-32	2036-37	2041-42
N/A					

5.2.2 Water Quality Expenditures (in Sthousands)

	=:: ::						
Project Name (or, if applicable, BMAP Project	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to		
Number or ProjID)	LF1 2021-2022	2026-27	2031-32	2036-37	2041-42		
N/A							

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Project Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to			
Project Name	LFY 2021-2022	2026-27	2031-32	2036-37	2041-42			
N/A								

5.3.2 Water Quality Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to
Number or ProjID)	LF1 2021-2022	2026-27	2031-32	2036-37	2041-42
N/A					

⊏	Stormwater Master Plan						
⊏	Basin Studies or Engineering Report	s					
⊏	Adopted BMAP						
⊏	Adopted Total Maximum Daily Load						
_	Regional or Basin-specific Water Qu	ality Improvement	Plan or Restoration	on Plan			
	Specify	:					
 ✓	Other(s):	SJRWMD and sjc	approved plans ar	nd permits			
Stormwater pr	ojects that are part of resiliency initiat	ives related to clim	nate change				
ease list any sto	ormwater infrastructure relocation or m	odification projects	and new capital i	investments specifi	cally needed due to	sea level rise, incre	eased floor
•	adverse effects of climate change. Wher		· ·	•	•		
	_						
If your jurisd	liction participates in a Local Mitigation	Strategy (LMS), also	o include the expe	enditures associate	d with your stormw	ater management:	system in t
ategory (for exa	mple, costs identified on an LMS project	· list).					
regory (ror ena-	mpre, costo racinimea on an zimo project						
Resilie	ncy Projects with a Committed Funding	g Source	Expe	enditures (in \$thou	sands)		_
			2022-23 to	2027-28 to	2032-33 to	2037-38 to	
Project	t Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to		
	t Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
Project N/A	t Name	LFY 2021-2022					
	t Name	LFY 2021-2022					-
	t Name	LFY 2021-2022					 - -
	t Name	LFY 2021-2022					
	t Name	LFY 2021-2022					
	t Name	LFY 2021-2022					
N/A			2026-27	2031-32	2036-37		
N/A	t Name ncy Projects with No Identified Fundin		2026-27 Expe	2031-32	2036-37 2036-37 sands)	2041-42	
N/A Resilie	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A	ncy Projects with No Identified Fundin		2026-27 Expe	2031-32	2036-37 2036-37 sands)	2041-42	
N/A Resilie Project	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A Resilie	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A Resilie Project	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A Resilie Project	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A Resilie Project	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A Resilie Project	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A Resilie Project	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
N/A Resilie Project	ncy Projects with No Identified Fundin	g Source	2026-27 Expe 2022-23 to	2031-32 2031-32 enditures (in \$thou 2027-28 to	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
Resilie Project N/A	ncy Projects with No Identified Fundin	g Source LFY 2021-2022	2026-27 Expe 2022-23 to 2026-27	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	No
Resilie Project N/A	ncy Projects with No Identified Funding t Name vulnerability assessment been complete	g Source LFY 2021-2022 d for your jurisdiction	2026-27 Expe 2022-23 to 2026-27	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	No
Resilie Project N/A	ncy Projects with No Identified Funding t Name /ulnerability assessment been complete If no, how many facilities have been	g Source LFY 2021-2022 d for your jurisdiction assessed?	2026-27 Expe 2022-23 to 2026-27 on's storm water	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
Resilie Project N/A	ncy Projects with No Identified Funding t Name /ulnerability assessment been complete If no, how many facilities have been our jurisdiction have a long-range resilie	g Source LFY 2021-2022 d for your jurisdiction assessed? ency plan of 20 year	2026-27 Expe 2022-23 to 2026-27 on's storm water	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	No No
Resilie Project N/A	ncy Projects with No Identified Funding t Name /ulnerability assessment been complete If no, how many facilities have been	g Source LFY 2021-2022 d for your jurisdiction assessed? ency plan of 20 year	2026-27 Expe 2022-23 to 2026-27 on's storm water	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	
Resilie Project N/A	ncy Projects with No Identified Funding t Name /ulnerability assessment been complete If no, how many facilities have been our jurisdiction have a long-range resilie	d for your jurisdictionssessed?	2026-27 Expe 2022-23 to 2026-27 on's storm water	2031-32 enditures (in \$thou 2027-28 to 2031-32	2036-37 2036-37 sands) 2032-33 to	2041-42 2037-38 to	

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

	=p						
Project Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to		
Project Name	LF1 2021-2022	2026-27	2031-32	2036-37	2041-42		
N/A							

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in Sthousands)

		Experiatures (iii periodaurus)							
Project Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to				
Project Name	LFY 2021-2022	2026-27	2031-32	2036-37	2041-42				
N/A									

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

						_		
	Total	F	Funding Sources for Actual Expenditures					
		Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Contributions to	Balance of
	Actual Expenditures	from Current	from Bond	from Dedicated	from All-Purpose		Reserve Account Reserve A	Reserve Account
		Year Revenues	Proceeds	Reserve	Rainy Day Fund		Neserve Account	Neserve Account
2016-17	70	70						
2017-18	70	70						
2018-19	72	72						
2019-20	73	73						
2020-21	74	74						

Expansion

	Total	F	Funding Sources for Actual Expenditures				
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Resiliency

~y								
		Total	F	Funding Sources for Actual Expenditures				
		Actual Expenditures	Amount Drawn from Current	Amount Drawn from Bond	Amount Drawn from Dedicated	Amount Drawn from All-Purpose	Contributions to Reserve Account	Balance of Reserve Account
			Year Revenues	Proceeds	Reserve	Rainy Day Fund		
2016-17	N/A							
2017-18	N/A							
2018-19	N/A							
2019-20	N/A							
2020-21	N/A							

Replacement of Aging Infrastructure

	Total	F	Funding Sources for Actual Expenditures				
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contribution	Balance of Reserve Account
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, i.e., EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to	2027-28 to	2032-33 to	2037-38 to
Committee Funding Source	2026-27	2031-32	2036-37	2041-42
Maintenance	399	447	504	567
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	399	447	504	567

No Identified Funding Source	2022-23 to	2027-28 to	2032-33 to	2037-38 to
	2026-27	2031-32	2036-37	2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to	2027-28 to	2032-33 to	2037-38 to
	2026-27	2031-32	2036-37	2041-42
N/A				
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

CDD Storm Water Needs Analysis - Limitations and Assumptions

Project Name: Bartram Springs CDD Date: 6/13/2022
Project Location: North of Racetrack Rd and east of I-95 Etm Job No. 02-022-26

Project City / State: St Johns County / Florida

Storm Water Need Analysis Limitations and Assumptions:

England, Thims & Miller, Inc. (ETM) drafted a portion of the storm water need analysis based on limited information. This information includes ,when available, approved Engineering Plans and Permits that were issued by St. Johns County Development Services and the St. Johns River Water Management District. Since, this is a Community Development District (CDD) that was phased there are numerous approved Plans and Permits.

ETM did not conduct an exhaustive search of the regulating documents for this project due to a limited scope and budget. The intent is to provide estimates sufficient to respond to the Storm Water Need Analysis as required by the State of Florida's Office of Economic & Demographic Research. This level of accuracy was confirmed during the State of Florida's Webinars regarding the Storm Water Need Analysis.

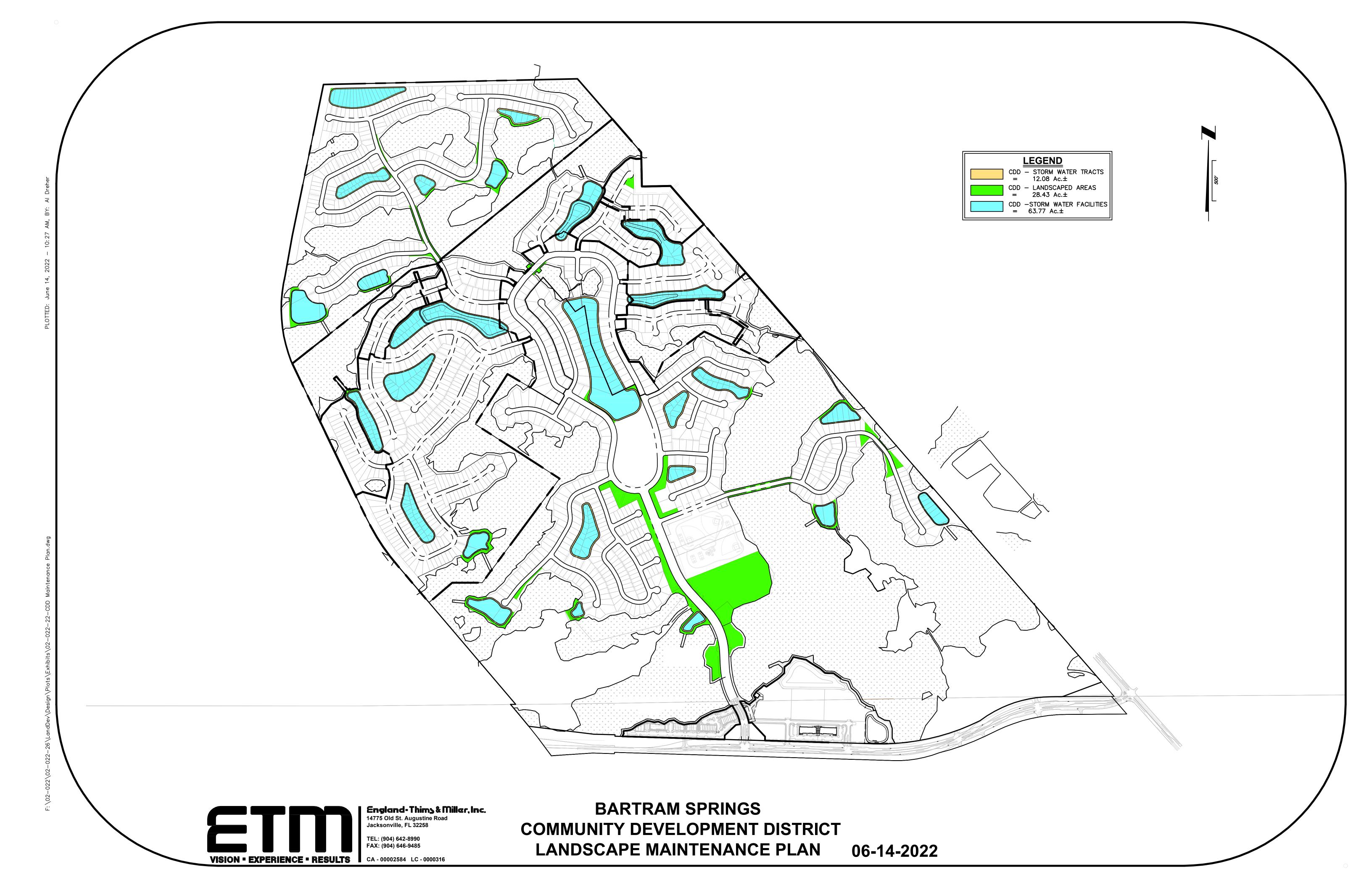
Due to the nature of the analysis for this project, there are many assumptions and limitations required. It should be noted that the intent is to provide the State of Florida with a proposed budget for Storm Water Needs for the next 20 years. Due to the assumptions and limitations, this analysis should not be relied upon for any use other than the fulfillment by the CDD to fill out the State of Florida's Storm Water Need Analysis forms.

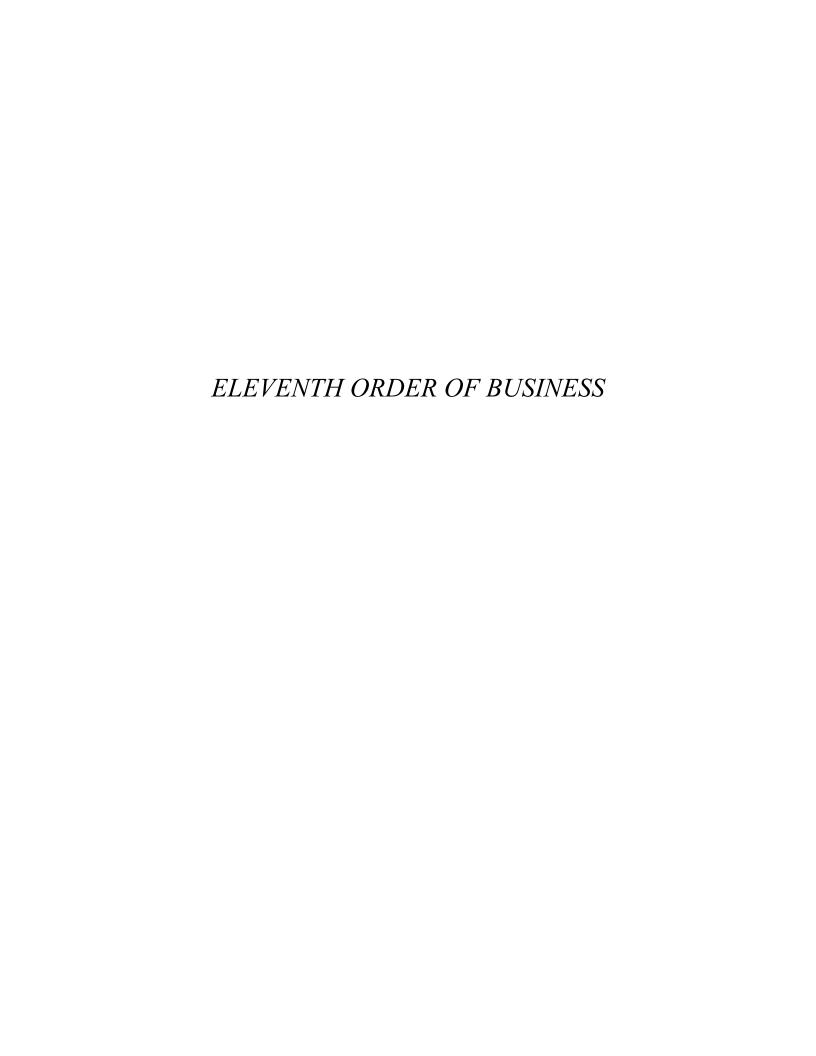
Assumptions / Limitations:

- 1. Generally there will be no major replacements required of storm water infrastructure that exceeds 5% of the maintenance budget in any given year.
- 2. The CDD Boundary will not be revised or expanded during the 20 year period designated in this analysis.
- 3. Maintenance budget figures are provided by the District Manager.
- 4. No survey or field work was performed to determine the details of the storm water management system; including lengths of culverts or ditches.
- 5. Generalized data were obtained from various engineering plans that were prepared for the development of the CDD infrastructure.
- 6. Projections of the maintenance budget numbers based on optional growth rate schedules speadsheet provided by the State of Florida Department of Economic and Demographic Research.



England - Thims & Miller, Inc. 14775 Old St. Augustine Rd., Jacksonville, Fl. 32258 Phone (904) 642-8990 Reg No: 2584





RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

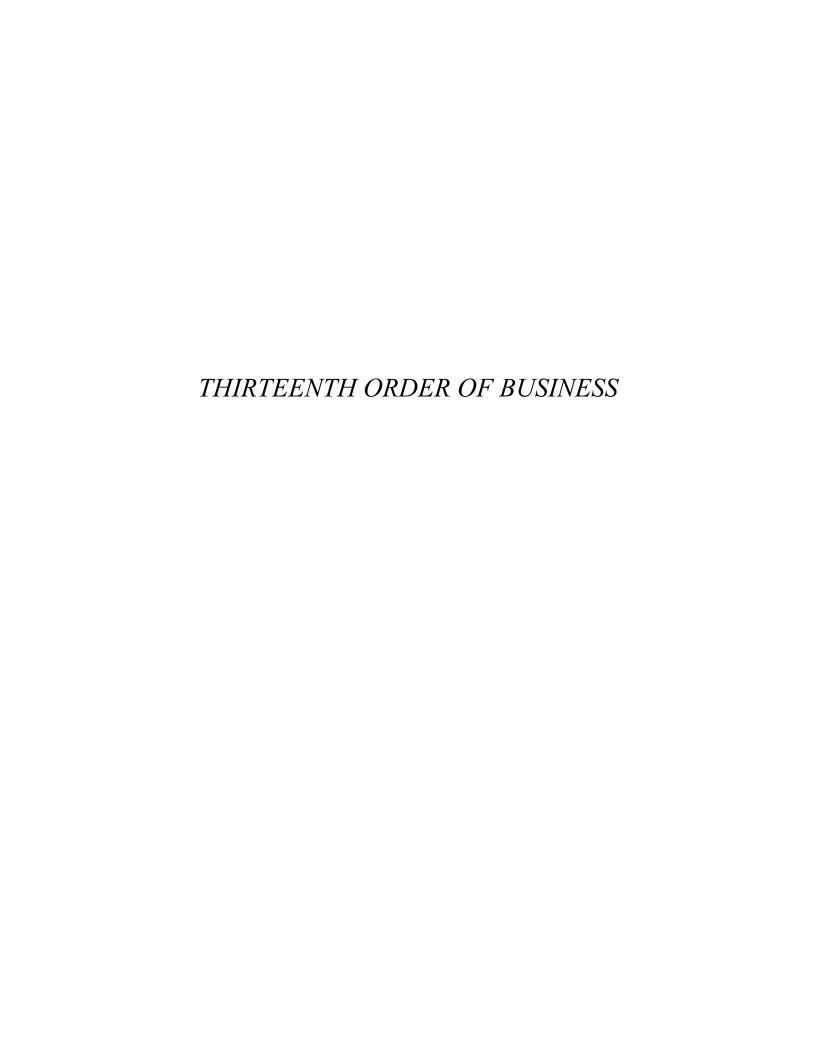
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

- **SECTION 1.** Wesley Haber of Kutak Rock LLP is hereby designated as the Registered Agent for the Bartram Springs Community Development District.
- **SECTION 2.** The District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.
- **SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with Duval County and the Florida Department of Economic Opportunity.
- **SECTION 4.** This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

DARTDARA CODINICO CORARALINITY

PASSED AND ADOPTED this 11th day of July, 2022.

ATTEST:	DEVELOPMENT DISTRICT	
Secretary/Assistant Secretary	Chairperson, Board of Supervisors	







General Manager's Report

Date of report: 7/5/2022 Submitted by: **Sue O'Lear**

GENERAL MANAGER UPDATE

Supervisors,

June was busy around the Amenity Center! Summer Camp kicked off well, attendance has been high and overall satisfaction has been high as well. We continue to work to support our guards/pool deck staff during this busy season. We are also currently hiring for an evening/weekend FA/Gym Monitor due to the resignation of Terrell Mathis.

JULY 1 FLEX ROOM INCIDENT – Board Action Needed

On Friday, July 1, 2022 at 8:57PM, security camera footage shows several individuals in the Flex Room roughhousing with pool noodles and rubber balls. Consequently, a television was broken when one of the boys (clearly identified by video and staff) kicks the ball into the screen. The facility attendant entered the room 20:01 asking them to stop the rough play and to leave; they continued to play for another 2 minutes, then footage show them discover the crack in the television screen. At this point, they began collecting their things and exiting the room. I recommend suspension/restitution for the boy who broke the television, and warning letters for the others in the room. (Security Photos Attached)

BARTRAM FITNESS UPDATE – No Board Action Needed

We now have THREE aqua-fitness style classes happening in the pool (2 water aerobics and 1 aqua yoga) and they continue to be the classes with the highest attendance. I have received a number of messages/had conversations with positive feedback about having aqua fitness opportunities in the summer. Zumba is doing well on Tuesday nights, and our Running Class will be gearing up to launch a second session later this summer.





UPCOMING EVENTS – No Board Action Needed





your child for this event, Santa will even write a personalized thank you letter.

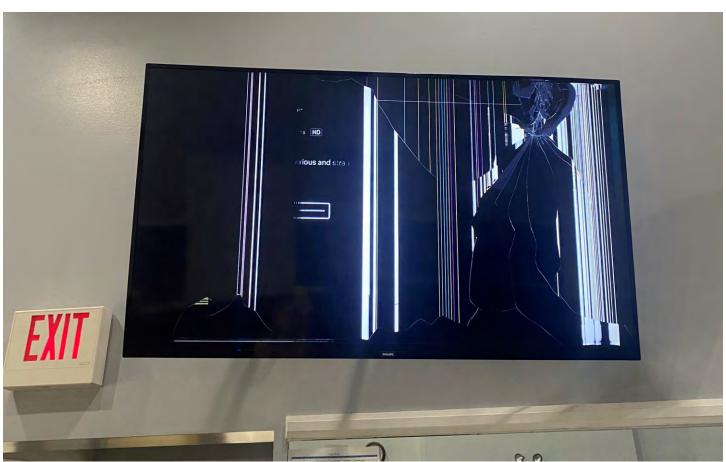
JULY 16 FROM 12 PM TO 3 PM



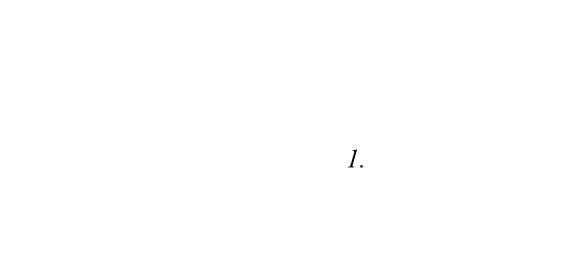
FLEX ROOM INCIDENT

Friday, July 1st, 2022









Bartram Springs

Field Operations Manager's Report

Date of report: 07/11/2022

Submitted by Winslow Wheeler

Amenity center Painting- Board Action Necessary

Please see attached spread sheet

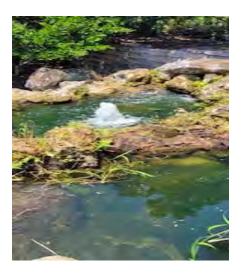
Landscape Deficiency-Board Action Necessary

Please see Landscape Maintenance Update

Front Entry Fountain Repair- No board action Necessary

On 6/14/22 during normal quality assurance checks I found the pipe at the water fountain had broken from the base. The parts were purchased and replaced by maintenance supervisor Larry and this writer.





Recreation pool emergency Repair- No Board Action

During the week 6/13/22 we were experiencing some water flow issues with the recreation pool which made it difficult to complete regular maintenance on that pool. The lack of water flow issue made it very difficult to clean the grids which filter the bad water from returning to the pool. This was not noticeable to the residents at any time, none the less an important aspect of our daily routines. This became enough of an issue where the pool had to be close on 6/18/2022 for several

hours until myself and our regional operation manager could get the pool water flowing again. It was determined at that time that the impeller was bad and need an emergency replacement. The pool was reopened that day and continued to operate while awaiting the impeller. The impeller was changed out on 6/24/2022 and is operating normal at this point.

Completed Projects

- 1. Repaired pool tiles.
- 2. Replaced Splash pad motor
- 3. Repaired impeller for recreational pool
- 4. Repaired fountain at front entry.
- 5. New card system was replaced.
- 6. Office TV installed for the camera system
- 7. Repaired wall and painted in the flex room.
- 8. Air conditioning in the social hall was repaired.
- 9. Replaced burners on grills in gazebo.
- 10. Bleached all white pool fencing.
- 11. Remover all wasps' nests on pool deck and surrounding.
- 12. Sod all caps at Racetrack road- only one annual bed
- 13. Ongoing pool tile cleaning.
- 14. Repaired GFI at dog park aerator.
- 15. Exchanged military flags at dog park.
- 16. Repaired handrail on lap pool.
- 17. Community potholes, working with COJ for repairs.
- 18. Ongoing raking of volleyball court and dog park.
- 19. Repaired fence between tennis court and pool pit area.
- 20. GVB drains installed prior to deadline of 4/1/22.
- 21. Replaced gym sink.
- 22. Replacing entry gate to slide tower.
- 23. Repaired fences at dog park.
- 24. Pressure washed all curbs and sidewalks at the amenity center.
- 25. Repaired tennis gate.
- 26. Pressure washed baby pool awnings.
- 27. Black obsolete lights removed from pond area.
- 28. Installed benches at dog park.
- 29. Cleaned all deck furniture and pergolas.
- 30. Repaired and ordered new Pickle ball nets.
- 31. Repaired Gym door locks.
- 32. Ongoing cleaning and testing of all gutter drains for Iron.
- 33. New Mulch has been installed in community and both parks.
- 34. Placed fill dirt in soccer field.
- 35. Amenity ceiling lights changed in bathrooms.
- 36. Tested all sump pumps for operations.
- 37. Installed dirt and sod around all new park benches.
- 38. Repair ceiling fans in social hall.
- 39. Cleaned wall at CLD and BSP.
- 40. Cleaned all cobwebs from amenity ceilings.

- 41. Repaired lights as needed and reported to JEA, where necessary.
- 42. Monthly follow up on community street lighting.
- 43. Daily maintenance completed of the pools and Amenity center area.

Expected Projects

- 1. ATS will repair 5 cameras the week of 7/11/22.
- 2. Dock rehab will begin the week of 7/11.
- 3. Annual flowers will be replaced the week of 7/11.
- 4. Mulch will be installed on 7/9.
- 5. Pressure wash Slide tower stairs
- 6. Replace red sconce lights on pool deck.
- 7. Repair the driver in the water slide.
- 8. Replace all pool coffin hinges.
- 9. Clear and clean up tree/ fence line between the field and school.
- 10. Racetrack road median project.
- 11. Conservation easements clean up at dog stations.
- 12. Conservation easements clean up at 9B.
- 13. Repair grout in ladies shower area.
- 14. Pricing new wind covers for the tennis courts.
- 15. Obtaining pricing for renovation of the showers in the flex room
- 16. Replacing lock on slide tower door.
- 17. Recondition amenity park play features.
- 18. Recondition amenity sauna benches.
- 19. Replace sauna timers.
- 20. Replacing slide tower lights and or placing new ground lights to illuminate the tower.
- 21. Install new fountain at rear pond.
- 22. Facility Panting-CIP
- 23. Powder coat amenity and veterans park playground sets-CIP
- 24. New Tennis court wind screens-CIP
- 25. Replace flex room showers-CIP
- 26. New Tennis court wind screens

LAKE DOCTORS UPDATE- please see attached

- Routine monthly treatments continue, with temperatures expected to increase algae and vegetation growth should begin to increase. We will adhere to our regimented treatment schedule and Lake Doctors has been available to respond quickly to any problems.
- Actions include methodical and appropriate treatments to control aquatic weeds and algae. There have been
 few challenges this spring/summer. Water Has been clear overall and the bream, bass and turtles are
 observed. Normal Vegetation. The Techs report that they are not having problems regarding access or
 issues requiring CDD assistance.
- In addition, due to the abnormal amount of weed growth on the entry fountains, Lake doctor mentions they will spray those grasses and weeds monthly until the seasons change. They are doing this at no extra cost.

Bartram Springs Landscape Deficiency Report

06/1/22-6/20/22

Reporting and Communication

Landscaping reporting for the month of May was turned in and available for monthly reporting to the CDD board. However, the irrigation report was unfortunately not turned in for the month of May. Please ensure reports are delivered in a timely manner. Please ensure morning check in and afternoon check outs are accomplished.

Mowing, Edging & Trimming

We did not experience any issues with the edging for the month of May. However, please assure that the crew does not create divots in the turf by the operation of the zero turn mowers, while watching out for wet areas as these were the most effected. In addition, please advise the crew to be aware of small structures, such as landscape lights and electrical boxes. Both of those items had damages in the cut from the week of 6/6/22. further, please assure that all hedges are trimmed in a timely manner. The hedge behind the splash pad at the lake was noticed to need trimming during the week of 6/13/22. Finally, please make sure the grasses on Bartram spring parkway are trimmed to not flow over into the road.

Turf Management

We have turf that is struggling at the amenity center and the surrounding pond. In addition, the median on the bridge has browning grass. Racetrack Road is not complete, the original timeline expired. All of Phase 1 are not up to satisfactory, the original timeline expired. (ENTRANCE)

Pond Areas

Overall, pond areas were kept up well during this time. We did only have one small area brought to attention which was fixed the following day.

Tree & Shrub Care

Tree rings will always need continued seedling management. There are also some low-lying limbs along Bartram Springs Parkway, Cherry Lake Drive and Ginny Springs Road. Please assure these areas are 14 feet or higher for the residents' convenience.

Weeds & Grasses

Weeds are certainly an issue during this growing season. Please assure that all annual beds, pool deck area, front water feature, median on BS parkway and concrete cracks are weed free. In addition, the weeds at the circles main intersection were overgrown, which was dealt

with immediately but should not be allowed to get that long. The new crew is working diligently on this issue as I have witnessed myself. Great job pushing to get this done. We are seeing an abundance of weed pressure, please treat accordingly. Out of control weeds, due to not tackling the problem beforehand.

Maintenance of Paved Areas

Continue to edge paths back to their original width. Some cracks weeds are appearing throughout the community and the ramps of the pool deck, treat accordingly.

Clean Up

I've seen no issues in this area, but please ensure that all grass cutting is away from the parked cars at the amenity center and Veterans Park and in cases needed please blow off the affected cars prior or to departure.

Trash Clean up

This is an ongoing issue for our maintenance staff as well, but please be particular about the trash that is thrown onto BSP specifically, as well as all cutting areas.

Fertilization

Coordinate with AGrowPro on fertilization schedules and submission of their reporting which has been on time.

Pest Control

We have been fortunate in this area while there are not any immediate concerns to address currently.

Irrigation

During the past several weeks we have experienced several mail line and lateral lines breaks along with sprinklers heads. More of these issues were caused by the installation of new sidewalks. Verdego staff was not responsible for those breaks, however our grass surrounding the main pond and amenity center was affected by that contractor. Eventually this writer had to ask VerdeGo to fix their problems after repeated attempts to get their irrigation contractor on site in a timely manner, which did not happen. Therefore, VerdeGo completed the repairs of the main lines and returned the irrigation system to normal operation. The invoices for those repairs have been submitted to that contractor and we are awaiting their payment to Verdego. This writer would ask that any projects initiate to please assure that the completion is satisfactory in a timely manner. As well, the completion of all reports are due each month at least 7-10 days prior to the next CDD monthly meeting. Broken irrigation systems were not fixed in a timely manner which caused grass to turn brown after Ag-Pro laid down fertilizer.

Mulching

Ensure that the final pine straw proposal for BSP is submitted and if approved is placed ASAP.

Annuals

Continue to monitor annuals for any dead or dying. Replace as necessary. Please advise of the next install as there are certain plants that will be requested based on our previous conversations.

Palms

Ensure that any palms beginning to brown are reported as soon as possible.

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



.

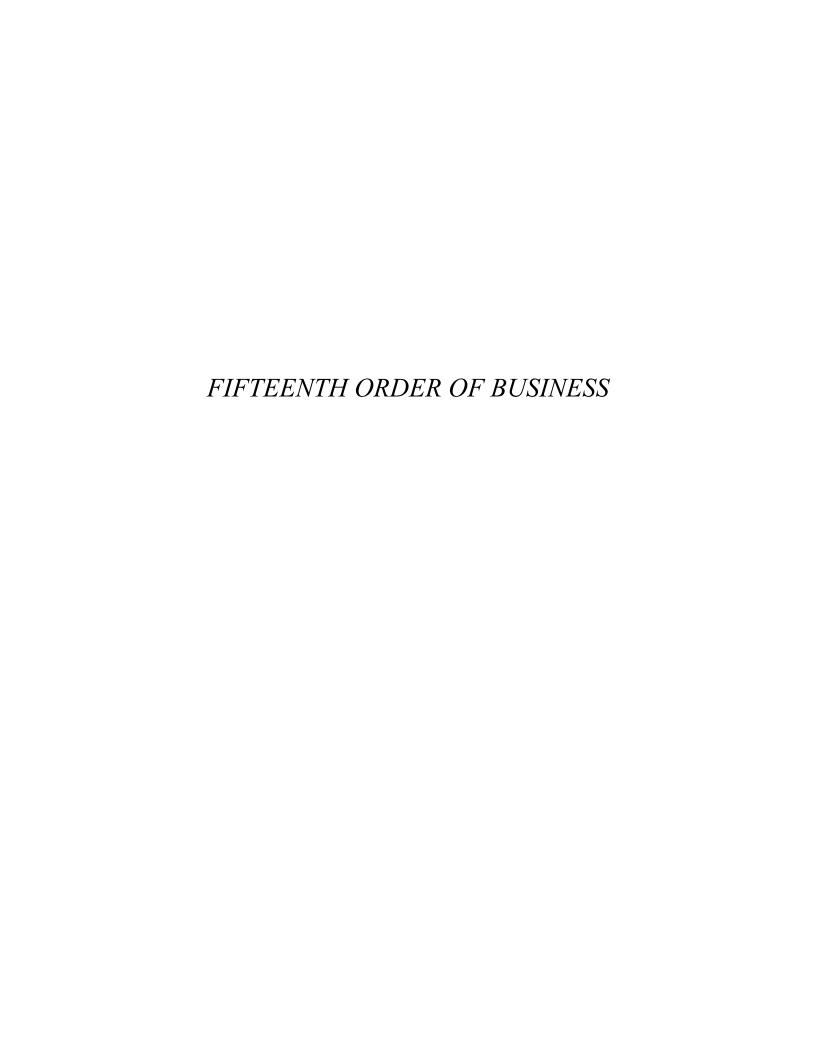


Corporate Offices 3543 State Road 419 Winter Springs, FL 32708 1-800-666-5253 lakes@lakedoctors.com www.lakedoctors.com

SERVICE REPORT

Customer_E	Bartra	ım Sp	rings	CDD						Accou	nt <u>:</u>		70927	5	
Biologist	DC	<u>ON</u>	•	Cell #	4 90	4-61	6-00	18	Date	6/1	5/2	T_S	ime_	Am	
74				4		ZON	NE 1								
Pond #	30	6	5	7	8'	9 .	10	12	13	14	11	27	1 .	28	29
Algae		,	/		~	1	V	1	~				~	1	-
Emergent	/	V	V	1	1	J.	N	~		/		1		~	/
Underwater			V.		V	1	1	/	1				V	V	/
Floating			J		V	1	/	V	~				1	1	/
Terrestrial	1	V	~	1	1	1	/	~		V		~		1	-
Dye				1								1	,	V	/
Outfall Insp.	1	V	4	/			1	1		1			1		
Inspection	/										/				
Restricted	6		ומכו			100			0		W	les-			
# of Days	20	126	100	ISO	RD	150	120	120	0	120	0	SD	0	120	120
Method Boat	W	ater L	evel			Clarit Tannic			Carp P	rograi	n		Wate: Chemi	r Testi	ng
Backpack		rmal				Clean				k Recor	n		O2		
AirBoat ·	Hi					Turbid				Inspect			M .		
ATV		•				Plankto	nic								
Fish/Wildlif	e Obs	erved													
Alligator	Ot	ter		Sna	ikes		Coo	ts		Ospre	У		Egrets		
Bream	Ba	SS		Car	р		Catf	ish		Turtle			Tilapia	ı	
Native/Bene	ficial	Veget	tation	Ę											
Pickerelweed			Naiad]	Bulrusl	n	В	lue Fla	g Iris		7.1	Lily		
Arrowhead			Bacop	3		Chara		(s	pikerus				Canna		
Comments															

Jacksonville Office (904) 262-5500 jacksonville@lakedoctors.com



A.

Bartram Springs

Community Development District

Unaudited Financial Reporting as of May 31, 2022

Meeting Date July 11, 2022

Table of Contents

l.	Financial Statements - May 31, 2022
II.	Assessment Receipts Schedule
III.	Long-term Debt Report
IV.	Check Register Summary 5/1/2022 - 5/31/2022

BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET May 31, 2022

	Major I	Funde	Non-Major Funds	Total
		Debt	Capital	Governmental
	General	Service	Reserve	Funds
	Gonordi	COLVIDO	HOOCIVO	rundo
ASSETS:				
CASH				
Hancock Bank	\$221,702			\$221,702
Petty Cash	\$200			\$200
Capital Reserve			\$58,322	\$58,322
INVESTMENTS				
State Board	\$7,739			\$7,739
Custody - Excess Funds	\$666,556			\$666,556
Series - 2016-1/2021				
Reserve		¢151.270		\$0
Revenue Interest		\$151,379		\$151,379 \$0
COI				\$0 \$0
ASSESSMENTS RECEIVABLE				\$0 \$0
DUE FROM OTHER				\$0
DUE FROM CAPITAL				\$0
ELECTRIC DEPOSITS	\$720			\$720
TOTAL ASSETS	\$896,917	\$151,379	\$58,322	\$1,106,618
LIABILITIES:				
ACCOUNTS PAYABLE	\$62,537			\$62,537
DUE TO OTHER				\$0
DUE TO GENERAL FUND				\$0
FUND BALANCES:				
NONSPENDABLE	\$720			\$720
UNASSIGNED	\$833,660			\$833,660
RESTRICTED FOR DEBT SERVICE	ф6 <i>33</i> ,000	\$151,379		\$151,379
		\$131,379		
ASSIGNED FOR CAPITAL PROJECTS			\$58,322	\$58,322
TOTAL LIABILITIES & FUND EQUITY				

\$896,917

\$151,379

\$58,322

\$1,106,618

& OTHER CREDITS

Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended May 31, 2022

	ADOPTED	Prorated Budget	Actual	
DESCRIPTION	BUDGET	Thru 05/31/22	Thru 05/31/22	Variance
REVENUES:				
Maintenance Assessments	\$1,352,945	\$1,352,945	\$1,346,698	(\$6,247
Facility Income	\$8,000	\$5,333	\$7,333	\$1,999
Program Sharing - ASG	\$7,000	\$7,000	\$13,494	\$6,494
Comcast Revenue Share	\$20,000	\$10,000	\$10,789	\$789
Interest/Miscellaneous Income	\$200	\$133	\$1,852	\$1,718
TOTAL REVENUES	\$1,388,145	\$1,375,411	\$1,380,165	\$4,754
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$8,000	\$7,600	\$400
Fica Expense	\$918	\$612	\$581	\$31
Engineering Fees	\$6,000	\$4,000	\$2,251	\$1,749
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Arbitrage	\$600	\$600	\$600	\$0
Attorney Fees	\$38,000	\$25,333	\$12,792	\$12,542
Trustee Fees	\$12,300	\$0	\$0	\$0
Annual Audit	\$3,250	\$0	\$0	\$0
Management Fees	\$53,645	\$35,763	\$35,763	(\$0
Computer Time	\$1,250	\$833	\$833	\$0
Website Maintenance	\$2,340	\$1,560	\$1,465	\$95
Telephone	\$648	\$432	\$530	(\$98
Postage	\$1,000	\$667	\$589	\$78
Insurance	\$55,332	\$55,332	\$52,067	\$3,265
Printing & Binding	\$1,500	\$1,000	\$663	\$337
Record Storage	\$350	\$233	\$0	\$233
Legal Advertising	\$2,900	\$1,933	\$994	\$939
Other Current Charges	\$1,000	\$667	\$468	\$198
Office Supplies	\$350 \$175	\$233 \$175	\$49 \$175	\$184
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$198,558	\$142,374	\$122,422	\$19,952
AMENITY CENTER				
Utilities:	Ø 65 000	#42.222	¢41 007	#2.20 7
Electric Water/Imigation	\$65,000	\$43,333 \$17,232	\$41,027	\$2,307 \$5,736
Water/Irrigation	\$26,000	\$17,333	\$11,598	\$5,736
Cable	\$9,580	\$6,387	\$7,808	(\$1,421
Gas	\$1,500	\$1,000	\$980	\$20
Trash Removal	\$9,408	\$6,272	\$5,371	\$901
Security:				
Security Monitoring	\$1,000	\$667	\$400	\$267
Access Cards	\$2,200	\$603	\$603	\$0
Management Contracts:				
Facility Management	\$173,493	\$115,662	\$115,662	(\$0
Pool Attendants	\$77,174	\$22,110	\$22,110	\$0

Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended May 31, 2022

	ADOPTED	Prorated Budget	Actual	
DESCRIPTION	BUDGET	Thru 05/31/22	Thru 05/31/22	Variance
Field Management/Administration	\$66,934	\$44,623	\$44,623	\$0
Pool Maintenance	\$41,878	\$27,919	\$27,918	\$0
Janitorial	\$38,940	\$25,960	\$25,960	\$0
Gym Monitor	\$29,496	\$19,664	\$19,664	\$0
Facility Maintenance	\$49,844	\$33,229	\$36,261	(\$3,032)
Pool Chemicals	\$25,000	\$16,667	\$15,712	\$955
Mobile Application	\$3,000	\$2,000	\$2,000	\$0
Facility Maintenance - COVID	\$5,000	\$3,333	\$3,582	(\$249)
Repairs and Maintenance	\$64,660	\$43,107	\$42,787	\$320
Special Events	\$17,050	\$15,481	\$15,481	\$0
Holiday Decorations	\$7,500	\$6,413	\$6,413	\$0
Fitness Center Repairs/Supplies	\$9,500	\$6,333	\$3,172	\$3,161
Office Supplies	\$4,500	\$3,000	\$4,952	(\$1,952)
ASCAP/BMI Licenses	\$3,000	\$2,000	\$0	\$2,000
TOTAL AMENITY CENTER	\$731,657	\$463,095	\$454,083	\$9,012
GROUNDS MAINTENANCE	****	*	****	
Landscape Maintenance	\$182,000	\$121,333	\$118,943	\$2,390
Landscape Contingency	\$40,000	\$26,667	\$30,933	(\$4,266)
Lake Maintenance	\$20,328	\$13,552	\$13,552	\$0
Fountain Maintenance	\$1,600	\$1,067	\$570	\$497
Grounds Maintenance	\$20,000	\$13,333	\$2,171	\$11,162
Pump Repairs	\$7,500	\$5,000	\$2,676	\$2,324
Streetlight Repairs	\$5,700	\$3,800	\$1,350	\$2,450
Irrigation Repairs	\$10,000	\$6,667	\$10,223	(\$3,556)
Miscellaneous	\$2,500	\$1,667	\$670	\$997
Capital Reserves Contributions	\$168,302	\$0	\$0	\$0
TOTAL GROUNDS MAINTENANCE	\$457,930	\$193,085	\$181,088	\$11,997
TOTAL EXPENDITURES	\$1,388,145	\$798,555	\$757,593	\$40,961
EXCESS REVENUES/(EXPENDITURES)	\$0		\$622,572	
Fund Balance - Beginning	\$0		\$211,808	
Fund Balance - Ending	\$0		\$834,380	

Bartram Springs

Community Development District

General Fund

Month By Month Income Statement Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Maintenance Assessments	\$0	\$106,605	\$1,182,917	\$23,401	\$5,555	\$9,361	\$13,368	\$5,490	\$0	\$0	\$0	\$0	\$1,346,698
Facility Income	(\$325)	\$1,833	\$681	\$0	\$0	\$4,346	(\$163)	\$960	\$0	\$0	\$0	\$0	\$7,333
Program Sharing - ASG	\$0	\$0	\$0	\$0	\$0	\$11,835	\$0	\$1,659	\$0	\$0	\$0	\$0	\$13,494
Comcast Revenue Share	\$0	\$0	\$5,347	\$0	\$0	\$5,442	\$0	\$0	\$0	\$0	\$0	\$0	\$10,789
Interest/Miscellaneous Income	\$1	\$286	\$1	\$4	\$5	\$1,506	\$6	\$42	\$0	\$0	\$0	\$0	\$1,852
Total Revenues	(\$324)	\$108,724	\$1,188,947	\$23,406	\$5,561	\$32,490	\$13,212	\$8,151	\$0	\$0	\$0	\$0	\$1,380,165
Expenditures:													
<u>Administrative</u>													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$800	\$0	\$0	\$0	\$0	\$7,600
FICA Expense	\$77	\$77	\$77	\$77	\$61	\$77	\$77	\$61	\$0	\$0	\$0	\$0	\$581
Engineering	\$0	\$582	\$291	\$291	\$408	\$97	\$291	\$291	\$0	\$0	\$0	\$0	\$2,251
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$960	\$3,000	\$1,099	\$1,914	\$876	\$1,024	\$3,694	\$227	\$0	\$0	\$0	\$0	\$12,792
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$0	\$0	\$0	\$0	\$35,763
Computer Time	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$833
Website	\$290	\$290	\$5	\$195	\$195	\$195	\$195	\$100	\$0	\$0	\$0	\$0	\$1,465
Telephone	\$14	\$22	\$82	\$84	\$105	\$64	\$86	\$72	\$0	\$0	\$0	\$0	\$530
Postage	\$97	\$81	\$59	\$77	\$75	\$100	\$42	\$59	\$0	\$0	\$0	\$0	\$589
Insurance	\$52,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,067
Printing & Binding	\$118	\$147	\$56	\$58	\$77	\$92	\$67	\$49	\$0	\$0	\$0	\$0	\$663
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Advertising	\$80	\$0	\$159	\$247	\$80	\$163	\$190	\$76	\$0	\$0	\$0	\$0	\$994
Other Current Charges	\$52	\$4	\$41	\$45	\$62	\$94	\$82	\$88	\$0	\$0	\$0	\$0	\$468
Office Supplies	\$6	\$1	\$11	\$6	\$7	\$6	\$6	\$6	\$0	\$0	\$0	\$0	\$49
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$64,508	\$9,779	\$7,454	\$8,569	\$7,319	\$8,086	\$10,303	\$6,404	\$0	\$0	\$0	\$0	\$122,422

Bartram Springs

Community Development District

General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center</u> Utilities				<u> </u>	Ť		•	Ť		•		•	
Electric	\$5,176	\$4,479	\$4,202	\$5,044	\$6,183	\$5,523	\$5,027	\$5,394	\$0	\$0	\$0	\$0	\$41,027
Water/irrigation	\$1,791	\$1,267	\$1,311	\$1,124	\$2,622	\$1,187	\$1,119	\$1,177	\$0	\$0	\$0	\$0	\$11,598
Cable	\$801	\$800	\$1,151	\$1,045	\$1,055	\$823	\$1,060	\$1,073	\$0	\$0	\$0	\$0	\$7,808
Gas	\$186	\$74	\$151	\$103	\$74	\$126	\$114	\$152	\$0	\$0	\$0	\$0	\$980
Trash Removal	\$0	\$484	\$814	\$814	\$814	\$814	\$814	\$814	\$0	\$0	\$0	\$0	\$5,371
Security													
Security Monitoring	\$0	\$280	\$0	\$0	\$0	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Access Cards	\$603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$603
Management Contracts													
Facility Management	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$0	\$0	\$0	\$0	\$115,662
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$13,148	\$8,962	\$0	\$0	\$0	\$0	\$22,110
Night Swim	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgnt/Admin	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$0	\$0	\$0	\$0	\$44,623
Pool Maintenance	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$0	\$0	\$0	\$0	\$27,918
Pool Chemicals	\$1,583	\$1,583	\$1,731	\$1,731	\$1,731	\$1,731	\$2,811	\$2,811	\$0	\$0	\$0	\$0	\$15,712
Janitorial	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$0	\$0	\$0	\$0	\$25,960
Gym Monitor	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$0	\$0	\$0	\$0	\$19,664
Facility Maintenance	\$4,154	\$4,154	\$4,154	\$4,154	\$4,154	\$7,186	\$4,154	\$4,154	\$0	\$0	\$0	\$0	\$36,261
Mobile Application	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$2,000
Facility Maintenance - COVID	\$796	\$398	\$796	\$597	\$398	\$597	\$0	\$0	\$0	\$0	\$0	\$0	\$3,582
Repairs and Maintenance	\$7,237	\$5,552	\$5,224	\$2,422	\$4,171	\$4,586	\$4,931	\$8,664	\$0	\$0	\$0	\$0	\$42,787
Special Events	\$2,976	\$1,471	\$1,649	\$324	\$311	\$489	\$7,514	\$748	\$0	\$0	\$0	\$0	\$15,481
Holiday Decorations	\$0	\$5,283	\$947	\$0	\$0	\$0	\$0	\$183	\$0	\$0	\$0	\$0	\$6,413
Fitness Center Repairs/Supplies	\$145	\$0	\$432	\$0	\$1,240	\$358	\$916	\$81	\$0	\$0	\$0	\$0	\$3,172
Office Supplies	\$813	\$450	\$155	\$0	\$276	\$2,283	\$549	\$427	\$0	\$0	\$0	\$0	\$4,952
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$55,739	\$55,754	\$52,195	\$46,836	\$52,507	\$55,300	\$71,635	\$64,117	\$0	\$0	\$0	\$0	\$454,083
Grounds Maintenance													
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	\$0	\$163	\$14,103	\$0	\$1,242	\$4,050	\$6,450	\$4,925	\$0	\$0	\$0	\$0	\$30,933
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	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$570
Grounds Maintenance	\$637	\$553	\$0	\$0	\$290	\$0	\$0	\$692	\$0	\$0	\$0	\$0	\$2,171
Pump Repairs	\$56	\$925	\$0	\$0	\$525	\$0	\$245	\$925	\$0	\$0	\$0	\$0	\$2,676
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$1,041	\$309	\$0	\$0	\$0	\$0	\$0	\$1,350
Miscellaneous	\$0	\$0	\$0	\$0	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$670
Irrigation Repairs	\$2,764	\$1,077	\$4,049	\$1,393	\$0	\$939	\$0	\$0	\$0	\$0	\$0	\$0	\$10,223
Capital Reserves Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$20,019	\$19,280	\$34,999	\$17,955	\$19,289	\$22,877	\$23,566	\$23,104	\$0	\$0	\$0	\$0	\$181,088
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$140,267	\$84,813	\$94,648	\$73,360	\$79,115	\$86,263	\$105,504	\$93,625	\$0	\$0	\$0	\$0	\$757,593
Excess Revenues (Expenditures)	(\$140,590)	\$23,911	\$1,094,298	(\$49,954)	(\$73,554)	(\$53,773)	(\$92,292)	(\$85,474)	\$0	\$0	\$0	\$0	\$622,572

Community Development District Debt Service - Series 2016-1 and 2016-2/2021

Statement of Revenues & Expenditures For the Period Ended May 31, 2022

DESCRIPTION	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
REVENUES:				
Assessments 2021-1	\$1,192,771	\$1,192,771	\$1,187,435	(\$5,336)
Assessments 2021-2	\$39,277	\$39,277	\$39,059	(\$218)
Interest Earned	\$300	\$200	\$316	\$116
TOTAL REVENUES	\$1,232,348	\$1,232,248	1,226,809	(\$5,439)
EXPENDITURES:				
<u>Series 2021</u>				
Interest - 11/1	\$103,826	\$103,826	\$103,826	\$0
Interest - 5/1	\$138,435	\$138,435	\$138,435	\$0
Principal - 5/1	\$955,000	\$955,000	\$955,000	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,197,262	\$1,197,262	\$1,197,262	\$0
OTHER SOURCES/(USES):				
Interfund Transfer In - COI	\$0	\$0	\$6,866	\$6,866
TOTAL OTHER SOURCES(USES)	\$0	\$0	\$6,866	\$6,866
EXCESS REVENUES/(EXPENDITURES)	\$35,087		\$36,414	
Fund Balance - Beginning	\$110,308		\$114,965	
Fund Balance - Ending	\$145,395		\$151,379	

Community Development District Capital Reserve Fund

Statement of Revenues & Expenditures For the Period Ended May 31, 2022

DESCRIPTION	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
REVENUES:				
Capital Reserve Contribution	\$168,302	\$0	\$0	\$0
TOTAL REVENUES	\$168,302	\$0	\$0	\$0
EXPENDITURES:				
Capital Projects	\$75,000	\$50,000	\$44,579	\$5,421
Repairs and Maintenance	\$142,006	\$94,671	\$9,236	\$85,434
Other Service Charges	\$800	\$533	\$293	\$240
TOTAL EXPENDITURES	\$217,806	\$145,204	\$54,109	\$91,095
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENDITURES)	(\$49,504)		(\$54,109)	
Fund Balance - Beginning	\$141,463		\$112,431	
Fund Balance - Ending	\$91,959		\$58,322	

Community Development District Capital Project Fund - Series 2021

Statement of Revenues & Expenditures For the Period Ended May 31, 2022

DESCRIPTION	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance	
REVENUES:					
Interest Income	\$0	\$0	\$1	\$1	
TOTAL REVENUES	\$0	\$0	\$1	\$1	
EXPENDITURES:					
Capital Projects	\$0	\$0	\$0	\$0	
Cost of Issuance	\$0	\$0	\$0	\$0	
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	
OTHER SOURCES/(USES):					
Interfund Transfer In/(Out)	\$0	\$0	(\$6,866)	(\$6,866)	
Bonds Proceeds	\$0	\$0	\$0	\$0	
TOTAL OTHER SOURCES(USES)	\$0	\$0	(\$6,866)	(\$6,866)	
EXCESS REVENUES/(EXPENDITURES)	\$0		(\$6,865)		
Fund Balance - Beginning	\$0		\$6,865		
Fund Balance - Ending	\$0		\$0		

Bartram Springs

Community Development District Long Term Debt Report

Series 2021 Special Assessment Refunding and Revenue Bonds

Interest Rate: .750%-2.520%

Maturity Date: 5/1/36

Reserve Fund Definition: 50% of Max Annual Debt Service

Reserve Fund Requirement: \$616,079

Reserve Balance: \$616,079

Bonds outstanding - 6/1/2021 \$15,175,000

Less: May 1, 2022 (Mandatory) (\$955,000)

Total Outstanding \$14,220,000

^{*} Reserve Fund Requirement funded by Surety Bond



BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022 SUMMARY OF ASSESSMENT RECEIPTS

		DIRECT BILLS			
		2016-1 DEBT	2016-2 DEBT	O&M	TOTAL
DIRECT BILLS ASSESSED	UNITS	ASSESSED	ASSESSED	ASSESSED	ASSESSED
COMMERCIAL - BS CENTER, LLC	21,818	13,854.43	-	9,173.48	23,027.91
DIRECT BILLS RECEIVED		2016-1 DEBT RECEIVED	2016-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
COMMERCIAL - BS CENTER, LLC		13,854.43	-	9,173.48	23,027.91
DIRECT BILLS - BALANCE DUE		-	-	-	-
Direct bills on payment plan with 50% d	ue 11/1/21, 25% du	ue 2/1/22, and 25% du	e 5/1/22		

		TAX ROLL			
		2016-1 DEBT	2016-2 DEBT	O&M	TOTAL
TOTAL TAX ROLL	UNITS	ASSESSED	ASSESSED	ASSESSED	ASSESSED
NET TAX ROLL ASSESSED	1,694	1,179,025.84	39,277.22	1,343,771.66	2,562,074.72
	DATE	2016-1 DEBT	2016-2 DEBT	O&M	TOTAL
DUVAL COUNTY DISTRIBUTION	RECEIVED	RECEIVED	RECEIVED	RECEIVED	RECEIVED
1	11/10/2021	5,863.72	195.34	6,683.06	12,742.11
2	11/19/2021	87,671.72	2,920.63	99,922.13	190,514.49
3	12/6/2022	116,893.71	3,894.11	133,227.32	254,015.14
4	12/8/2022	174,358.63	5,808.46	198,721.85	378,888.94
5	12/9/2022	712,357.21	23,730.96	811,895.21	1,547,983.37
6	12/22/2022	26,233.83	873.94	29,899.50	57,007.27
7	1/11/2022	15,355.24	511.53	17,500.83	33,367.60
8	1/21/2022	5,176.85	172.46	5,900.22	11,249.53
9	2/7/2022	4,874.26	162.38	5,555.34	10,591.97
10	3/7/2022	6,822.66	227.29	7,775.99	14,825.94
11	3/23/2022	1,390.38	46.32	1,584.65	3,021.35
12	4/7/2022	8,707.31	290.07	9,923.99	18,921.37
13	4/21/2022	3,021.79	100.67	3,444.03	6,566.48
14	5/5/2022	3,748.11	124.86	4,271.83	8,144.80
15	5/26/2022	1,069.23	35.62	1,218.63	2,323.48
16	6/3/2022	227.37	7.57	259.14	494.09
TAX CERTS	6/16/2022	9,094.63	302.97	10,365.43	19,763.03
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL COUNTY DISTRIB.		1,182,866.65	39,405.17	1,348,149.14	2,570,420.96
			·		
TOTAL TAX ROLL DUE (DISCOUNTS NOT	TAKEN)	(3,840.81)	(127.95)	(4,377.48)	(8,346.24)

TOTAL DISTRICT	UNITS	2016-1 DEBT SERVICE	2016-2 DEBT SERVICE	O&M	TOTAL
TOTAL ASSESSED	23,512	1,192,880.27	39,277.22	1,352,945.14	2,585,102.63
TOTAL RECEIVED		1,196,721.08	39,405.17	1,357,322.62	2,593,448.87
PERCENT COLLECTED DIRECT BILI	L	100.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL		100.33%	100.33%	100.33%	100.33%
TOTAL PERCENT COLLECTED		100.32%	100.33%	100.32%	100.32%

C.

Community Development District

Check Register Summary 5/1/2022 - 5/31/2022

Check Date	Check No.	Amount
General Fund - Hanco	ock	
5/5/22	2190-2197	\$23,845.96
5/12/22	2198-2204	\$20,890.73
5/18/22	2205-2210	\$4,094.12
5/19/22	2211	\$1,414.55
5/26/22	2212-2215	\$1,149.28
		\$51,394.64
Utilities and Autopayı	ments	
5/11/22	JEA	\$6,570.86
4/4/22	Comcast	\$1,073.44
4/21/22	Rubicon	\$814.44
4/25/22	Hancock Whitney Purchase Cards	\$1,809.49
		\$10,268.23
Total		\$61,662.87

^{*}Fedex invoices will be available upon request.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/01/22 PAGE 1
*** CHECK DATES 05/01/2022 - 05/31/2022 *** BARTRAM SPRINGS - GENERAL FUND

	BA	ANK B GENERAL FUND-HANCOCK			
CHECK VEND# . DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/05/22 00071	5/01/22 550 202205 310-51300-3	34000	*	4,470.42	
	MAY MNGT FEES 5/01/22 550 202205 310-51300-3	35200	*	100.00	
	MAY WEBSITE ADMIN 5/01/22 550 202205 310-51300-3		*	104.17	
	MAY INFO TECH 5/01/22 550 202205 310-51300-5	51000	*	5.72	
	OFFICE SUPPLIES 5/01/22 550 202205 310-51300-4	12000	*	59.06	
	POSTAGE 5/01/22 550 202205 310-51300-4	12500	*	48.90	
	COPIES 5/01/22 550 202205 310-51300-4	11000	*	72.21	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			4,860.48 002190
5/05/22 00135	4/28/22 22-02750 202204 310-51300-4	18000	*	83.00	
	NOTICE OF MEETING 4/28/22	JACKSONVILLE DAILY RECORD C/O			83.00 002191
5/05/22 00471	4/30/22 3027183 202203 310-51300-3	JACKSONVILLE DAILY RECORD C/O	*	1,023.50	
	MAR GENERAL COUNSEL	KUTAK ROCK LLP			1,023.50 002192
5/05/22 00040	5/01/22 650913 202205 330-57200-4	 16600	*	1,694.00	
	MAY LAKE MANAGEMENT	THE LAKE DOCTORS INC			1,694.00 002193
5/05/22 00201	5/01/22 13129560 202205 320-57200-4	16500	*	2,811.07	
	MAY POOL CHEMICALS	POOLSURE			2,811.07 002194
5/05/22 00340	5/20/22 1240020 202205 320-57200-4	 19300	*	350.00	
	5/20/22 EVENT	PROGRESSIVE ENTERTAINMENT SRVCS.			350.00 002195
5/05/22 00351			*	1,105.30	
	MAR PRESSURE WASH SRVS 4/30/22 398856 202204 320-57200-3	33100	*	7,149.10	
	APRIL LIFEGUARD HOURS 4/30/22 398863 202204 320-57200-4	19300	*	1,619.51	
	SPRING FLING EVNT STAFF	VESTA PROPERTY SERVICES, INC.			9,873.91 002196
5/05/22 00388	4/30/22 8132 202204 330-57200-4		*	3,150.00	
	ATHLET FLDS-AERIF&FERTIL			· 	3,150.00 002197

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/01/22 PAGE 2
*** CHECK DATES 05/01/2022 - 05/31/2022 *** BARTRAM SPRINGS - GENERAL FUND

CHECK DATES	03/01/2022 - 03/31/2022 ****	BANK B GENERAL FUND-HANCOCK			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/12/22 00381	4/28/22 82252 202204 330-57200 BACKFLOW TEST 4/10/22	0-46000	*	315.00	
		BOB'S BACKFLOW & PLUMBING SERVI	CES		315.00 002198
5/12/22 00422	5/05/22 22241 202204 320-57200 RPLCD LAMPS & FIXTURES	0-43400	*	308.81	
		DOBSON ELECTRIC, INC.			308.81 002199
5/12/22 00140	5/06/22 42473 202205 330-57200 OTRLY MAINTENANCE	0-46100	*	525.00	
	5/06/22 42473 202205 330-57200 SEMI ANL ACID TRMNT-WELL		*	400.00	
	SEMI AND ACID IRMNI-WED	EAST COAST WELLS & PUMP SERVICE	INC		925.00 002200
5/12/22 00479	5/06/22 100 202205 320-57200 DJ SERVICES 5/27/22		*	560.00	
	5/06/22 100 202205 320-57200 DJ SERVICES 5/27/22		V	560.00-	
		IRVING W. FORSHAY			.00 002201
5/12/22 00065	5/09/22 41940223 202205 330-57200 APR PEST CONTROL		*	154.00	
	APR PESI CONTROL	TERMINIX			154.00 002202
	4/01/22 2792 202204 310-51300 APR MAINTENANCE FEE		*	95.00	
		ROBERTA G NAGLE DBA UNICORN			95.00 002203
5/12/22 00388	4/30/22 8166 202204 330-57200 INSTALL PLAYGROUND SOD	0-46250	*	1,680.00	
	5/01/22 8077 202205 330-57200 MAY LANDSCAPE MAINTENAN	0-46200	*	14,867.92	
	5/10/22 8169 202205 330-57200 MULCHING 2 ISLANDS		*	1,985.00	
	MULCHING 2 ISLANDS	VERDEGO,LLC			18,532.92 002204
5/18/22 00402	3/10/22 10/10 202203 330 3/20	0 10000	*	163.00	
	RPR HANDRAIL ON LAP POOR	BIG Z POOL SERVICE, LLC			163.00 002205
	5/10/22 202883AP 202204 310-5130	0-31100	*	291.00	
	APR PROFESSIONAL SERVICE 5/10/22 202883MA 202203 310-51300 MAR PROFESSIONAL SERVICE	0-31100	*	97.00	
	MAR PROFESSIONAL SERVICE	ES ENGLAND, THIMS & MILLER, INC.			388.00 002206

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/01/22

*** CHECK DATES 05/01/2022 - 05/31/2022 *** BARTRAM SPRINGS - GENERAL FUND

BANK B GENERAL FUND-HANCOCK

	В.	ANK B GENERAL FUND-HANCOCK			
	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/18/22 00135	5/12/22 22-03054 202205 310-51300- NOTICE OF MEETING 5/12	48000	*	76.25	
		JACKSONVILLE DAILY RECORD C/O			76.25 002207
5/18/22 00477	5/13/22 05132022 202205 300-36900- RENTAL DEPOSIT REFUND		*	300.00	
		NERMINA SELMAN			300.00 002208
5/18/22 00274	5/15/22 24444 202205 330-57200- ORTLY PERIMETER PROTECTIO	46000	*	135.00	
					135.00 002209
5/18/22 00351	3/31/22 397865 202203 320-57200- RYAN MILLER-MAR FAC MAINT	34100	*	3,031.87	
		VESTA PROPERTY SERVICES, INC.			3,031.87 002210
5/19/22 00480	5/18/22 3063732 202205 330-57200- REPAIR A/C	46000	*	1,414.55	
	REFAIR A/C	WAYCHOFF'S AIR CONDITIONING			1,414.55 002211
	3/16/22 921 202203 320-57200- SRV ON SOCCER FLD CAMERAS	34500	*	120.00	
		INTEGRATED ACCESS SOLUTIONS, LLC			120.00 002212
5/26/22 00263	3/01/22 11109222 202203 330-57200- EMERGENCY OXYGEN UNIT		*	240.00	
	3/01/22 11109222 202203 330-57200- EXTERNAL DEFIB - OWNED	46000	*	600.00	
		LIFESAFE SERVICES LLC			840.00 002213
5/26/22 00023	5/10/22 05102022 202205 320-57200-	43300	*	51.08	
	MAY FIREPIT GAS 5/10/22 05102022 202205 320-57200-	43300	*	34.67	
	MAY GAS	TECO PEOPLES GAS			85.75 002214
5/26/22 00429	5/17/22 S73518 202205 330-57200-	46000	*	103.53	
	SOCIAL HALL UNIT BRKN	WEATHER ENGINEERS, INC.			103.53 002215
5/31/22 00479	5/27/22 100A 202205 320-57200-	49300	*	560.00	
	DJ SERVICES 5/27/22	IRVING W. FORSHAY			560.00 002216
			IK B		_

PAGE 3

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/01/22 PAGE 4
*** CHECK DATES 05/01/2022 - 05/31/2022 *** BARTRAM SPRINGS - GENERAL FUND
BANK B GENERAL FUND-HANCOCK

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 51,394.64

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 550

Invoice Date: 5/1/22 Due Date: 5/1/22

Case:

P.O. Number:

Bill To:

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

Description 713	Hours/Qty	Rate	Amount
Management Fees - May 2022 Website Administration - May 2022 Information Technology - May 2022 Office Supplies Information Technology - May 2022 Information Technology - May 2022 Office Supplies Information Technology - May 2022 Information Technology -		4,470.42 100.00 104.17 5.72 59.06 48.90 72.21	4,470.42 100.00 104.17 5.72 59.06 48.90 72.21
	Total		\$4,860.48
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$4,860.48

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

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

INVOICE

April 28, 2022 **Date**

Attn: Sarah Sweeting

GMS, LLC

475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE FL 32092

135B

	1.310.573.480	Payment Due Upon Receipt
Serial # 22-02750D	PO/File #	\$83.00
Notice of Meeting		Amount Due
		Amount Paid
Bartram Springs Communi	ity Development District	\$83.00
		Payment Due
Case Number		For your convenience, you may remit payment at
Publication Dates 4/28		https://www.jaxdailyrecord. com/send-payment.
County Duval		
Payment is due befor the Proof of Publicati is released.		If payment is being mailed, please reference the Serial # from this invoice on your chack or remittance advice

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

COMMUNITY
DEVELOPMENT DISTRICT
An audit committee meeting of the Bartram Springs Community Development District will be held on Monday, May 9, 2022, at 8:30 a.m., at the Bartram Springs Amenity Center, 14530 Cherry Lake Drive East, Jacksonville, FL. Immediately following will be the regular meeting of the Board of Supervisors. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings 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). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions. timued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meetings because of a disability or physical invaringment should contact the

cal 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 00 (22-02750D) Apr. 28

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2022

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

Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3027183

Client Matter No. 1923-1

Mr. Jim Oliver

Bartram Springs CDD

Governmental Management Services - North Florida

Suite 114

475 West Town Place

St. Augustine, FL 32092

471B

1.310.513.315

Invoice No. 3027183

1923-1

Re: Bartram Springs-General Counsel							
For Professio	nal Legal Services	Rendered					
03/01/22	W. Haber	0.60	210.00	Begin agreement with HOA regarding use of office space; review and revise minutes			
03/03/22	W. Haber	0.60	210.00	Review and revise agreements for signs and dog park sod and mulch			
03/04/22	K. Jusevitch	0.10	14.50	Distribute legislative newsletter			
03/06/22	K. Jusevitch	0.20	29.00	Prepare registered agent resolution; confer with Haber			
03/08/22	C. Stuart	0.50	210.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation			
03/11/22	W. Haber	0.80	280.00	Review and revise proposed agreement for HOA's use of CDD amenity facility			
03/29/22	W. Haber	0.20	70.00	Review minutes and confer with Oliver			
TOTAL HOU	JRS	3.00					

KUTAK ROCK LLP

Bartram Springs CDD April 30, 2022 Client Matter No. 1923-1 Invoice No. 3027183 Page 2

TOTAL FOR SERVICES RENDERED \$1,023.50

TOTAL CURRENT AMOUNT DUE \$1,023.50

INVOICE



4651 Salisbury Rd., Suite155, Jacksonville, FL 32256 PH: (904) 431-3914

	il		

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

Invoice #	650913
Account #	709275
Invoice Date	5/1/2022
Due Date	5/11/2022
Rep	MAS

Invoice Questions: AR@LakeDoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of
	NET 10 DAYS	Service Provided

Item	Description		Amount
	Monthly Water Management Service (R) 6	1,694.00	
OUTSTANDI	IG BALANCE \$1,694.00		
	Thank you! For your business!	Total Invoice	\$1,694.00

Please include your account number and invoice number on your check with your remittance stub. Please remit payments to: The Lake Doctors, Inc.

PO Box 20122 Tampa, FL 33622-0122

Remittance Stub

Bill To

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

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

		CALVILLE MARKET	
An	noun	t Encl	losed

Invoice #	650913
Account #	709275
Date	5/1/2022

Card #	
Exp. Date #	
Print Name	
Billing Address: Check box if same as abo	ve



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

Invoice

Date

5/1/2022

Invoice #

131295606292

Terms	Net 20	
Due Date	5/21/2022	
PO #		

Bill To

GMS, LLC. C/O Bartram Springs C.D.D. 475 W. Town Place, Suite 114 St Augustine FL 32092 Ship To

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	2,700.93
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	110.14
	1.320.572.465			
	2018			

Subtotal Shipping Cost (FEDEX GROUND)

2,811.07 0.00 2,811.07

Total 2,811.07 Amount Due \$2,811.07

Remittance Slip

Customer 13BAR126

Invoice # 131295606292 **Amount Due**

\$2,811.07

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





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: 10/21/2021

Invoice # 1240020

Terms: Due at event

PO#

Customer name:

Bartram Springs CDD

Billing address:

Notes:

14530 Cherry Lake Drive E., Jacksonville, Fl. 32258

Event type: Movie Night

Stephanie Taylor Wk: 904-880-5156 Cell:

E-mail/ fax: staylor@vestapropertyservices.com

Original contact person: At event contacts with cell:

Same

Same

Event date:

Friday May 20, 2022

Hours of event:

Sundown till end

Hours of service:

Approximate set up time:

Between: TBA Same

Location name and address: Where to set up at location:

On grass courtyard

Power within 75':

Yes NA

Set up-grass or pavement:

SERVICES NEEDED:

GR

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

Water within 75':

Covered area for entertainer:

Reg. Rate \$

450.00 Your Cost \$ 350.00

Your Total Savings \$100.00

Due no Later than event date or \$50 Late Charge

1.320.572.493 340B

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 \$

Due no Later than event date or \$50 Late Charge

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:	

Vesta,

Invoice

Invoice # Date 397134 3/24/2022

Terms

Net 30

Due Date

4/23/2022

Memo

Maintenance Services

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202

357B 1.330.572.460

Description	Quantity	Rai	e	Amount
Pressure wash services		1	1,105.30	1,105.30

Total

\$1,105.30





DATE: March 16, 2022

245 Riverside Ave Suite # #300, 32202 Ph: 904-654-6304 / Fax: 904-355-1832 # BSCDD03162022

BILL TO: Bartram Springs CDD

DESCRIPTION	AMOUNT	
Pressure wash all curbing along the parking area and street edge within the Amenity center		
boundary, between Cherry Lake Drive East and West. There is approximately 3,415 linear		
feet of curbing		\$751.30
Pressure wash all sidewalks along the parking area and street edge within the Amenity center boundary, between Cherry Lake Drive East and West. There is approximately 4,425		
square feet of sidewalk and dumpster bay		354.00
Licensed and insured as a department of Vesta Property Services		
SUBTOTAL	\$	1,105.30
SALES TAX	\$	-
TOTAL	s	1,105.30

Payment is due 30 days upon completion. Thank you for your business!

Invoice # Date

398856 4/30/2022

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

Terms

Net 30

Due Date

5/30/2022

Memo

Lifeguard Hours

Bill To

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

351B 1,320.572,33100

Description	Quantity	Rate	Amount
Lifeguard Hours April	428.09	16.70	7,149.10
			1

Thank you for your business.

Total

\$7,149.10

Non-Contracted Billable Services

Community	Bartram Springs	Month:	Ар	ril
Date of Service	Services Provided	Total Billable Hours	Billable Hourly Rate	Amount Billable
4/1/2022 - 4/30-2022	Ryan Miller Maintenance Hours - April	57.33	\$26.50	\$1,519.25
4/16/2022	Special Events Staff - Spring Fling	5.57	\$18.00	\$100.26
	Total	57.33		\$1,619.51

Distribution Totals	THE RESERVE							STEET AS		THE PARTY OF THE P				
Employee	Home Department	Home Payroll Profite	Home Division	Home Region	Home Location	Home Job Title	Home Job Detail	Home Check Sort	Pay Class	Earning	EarnRate	Hours	Units	Amount
ABERCROMBIE, AUBREY JANAE (A2TC)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	26.56	0.00	\$292.16
ABERCROMBIE, AUBREY JANAE (A2TC)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Onboarding Pay (OBP)	\$11.00	2.00	0.00	\$22.00
ALEXANDER, TYLER ROSS (A2VR)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	27.18	0.00	\$298.98
BARRETT, BROOYKE YASMINE (A37T)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	44.86	0.00	\$493.46
COUCH, SABRINA ROSE (A36S)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	77.40	0.00	\$851.40
FASCI, DAVIN GIANN (A2VS)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	22.53	0.00	\$247.83
GILMORE, DALTON JAMES (A2UV)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bertram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	18.29	0.00	\$201.19
JERRELL, RIDGE JACOB (A3BV)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[POOLMON] Pool Monitor	[PM] Pool Monitor	[BART] Bartram Springs	PT Hourly(PAH)	Onboarding Pay (OBP)	\$12.00	2.00	0.00	\$24.00
JERRELL, RIDGE JACOB (A3BV)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[POOLMON] Pool Monitor	[PM] Pool Monitor	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$12.00	14.46	0.00	\$173.52
KARLOVICH, LIAM COLTON (A2U0)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$12.00	24.59	0.00	\$295.08
LEE, SYDNEY ELISE (A2XD)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	13.61	0.00	\$149.71
NEMECEK, CHLOE JOY (A2XK)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	30.40	0.00	\$334.40
PRINTY, RHETT MICHAEL (A2VF)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	0.82	0.00	\$9.02
SEGALE, ROBIN MARMON (A37S)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$13.00	46.62	0.00	\$606.06
SHEA, JACK DURANT (A2TZ)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11,00	14,28	0.00	\$157.08

Total Hours Summary by Allocation Report

Date Range (04/01/2022 - 04/30/2022) Freeze Time (05/02/2022 12:06:58)

TATE, ELIJAH C (A2VL) [AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifegua	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00	66.49	0.00	\$731.39
Distribution Subtotals	Service St.	DE LOGICA					Designations		No. of the last of	13 6 7 6 16	14 1 St. 15	18.5	
		Hours 432.09					Units 0,00						Amount 4887.28
Earning Totals	******										A N I TO THE		ALANA S
Earning			GIT CLEAN				Hours	Marian Indiana	Units	The state of the state of			Amount
Regular (R)							428.09		0.00				\$4841.28
Onboarding Pay (OBP)							4.00		0.00				\$46.00
Earning		CLASS CONTROL CONTROL CONTROL	A STANSON TO STANSON S	240 Margania	edissága t	Hours	AND THE RESERVE OF THE PERSON	195940 September Sep	Units	School of State St	A Admin mount	PERMIT	Amount
Regular (R)						428.09			0.00				\$4841.28
Onboarding Pay (OBP)						4.00	DONOT	include	0.00				\$46.00
Total						432.09			0.00				\$4887.28
Hours for italicized entries are already include	led in totals on	ice.											

TOTALHOURS: 428,09

Vesta,

Invoice

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202 Invoice # Date 398863 4/30/2022

Terms

Due Date

Net 30

ate

5/30/2022

Memo

NCBS

Bill To

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

357B 1.320.572,493

Description	Quantity	Rate	Amount
Ryan Miller - Additional Maintenance	57.33		1,519.25
Spring fling event staffing	5.57		100.26

Thank you for your business.

Total

\$1,619.51

Non-Contracted Billable Services

Cor	Johns Creek		Month:	<u>4/30/22</u>		
- December 1997 - And Control of	Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable	
	04/16/22	Spring Egg Hunt - Jennifer Meadows	2.00	\$25.00	\$50.00	
[04/16/22	Spring Egg Hunt - Robbin McGraw	2.00	\$25.00	\$50.00	
[04/16/22	Spring Egg Hunt - Haley Drake	2.00	\$25.00	\$50.00	
		Total	6		\$150.00	

Total Hours Summary by Allocation Report

Date Range (04/01/2022 - 04/30/2022) Freeze Time (04/21/2022 10:27:02)

Distribution Total	nls			97 E 97 E 9				NEW YORK						
Employee	Home Department	Home Payroll Profile	Home Division	Home Region	Home Location	Home Job Title	Home Job Detail	Home Check Sort	Pay Class	Earning	EarnRate	Hours	Units	Amount
MILLER, RYAN NEAL (A2VO)	[MAIN] Maintenance	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[DC] Durbin Crossing	[MAINTSTF] Maintenance Staff	[MAINSTF] Maintenance Staff	[DURBIN] Durbin Crossing	FT Hourly(FHT)	Regular (R)	\$15.00	57.33	0.00	\$859.95
Distribution Sub	ototals	100											200	SE SES
			Hours		Tarin Jawa		U	nits				1-1-1-1	Mark Street	Amount
			57.33				C	0.00						859.95
Earning Totals										TO FIRST		September 1		
Earning					THE RES		Hours		Units			The state of		Amount
Regular (R)							57.33		0.00					\$859.95
Earning				CONTROL WILE COLUMN OF THE STATE OF THE STAT		Hours	Anterior de la supplimation de promoto protoco de protoco de la companyo de la companyo de la companyo de la c	n de carde de la Companya de la carde de la companya de la carde d		Jnits	Necessity of the Control of the Cont		- No. of the second	Amount
Regular (R)						57.33				0.00				\$859.95
Total	ed entries are alre	ady included in t	totals once.			57.33				0.00				\$859.95



Invoice #: 8132 Date: 04/30/22 **Customer PO:**

DUE DATE: 05/30/2022

BILL TO

FROM

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

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

DESCRIPTION AMOUNT

#7230 - Aerification and fertilization of athletic fields

Proposal for aerification and fertilization of athletic fields on property. This needs to be done to relief compaction and help with turf recovery due to heavy foot traffic from sports being played on these fields. This would be done early spring time when soil temperatures will be at a better level to help with recovery. Once aerification is done a supplemental granular fertilizer application will be made. Price includes all labor and materials.

the center portion of the field is quite worn down and some sodding might be needed depending how much of the existing turf recovers

Landscape Enhancement

\$3,150.00

Athletic field aerification/fertilization (Sub)

\$3,150.00 1.00

\$3,150.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$3,150.00

1.330.572.46250 cont Land. cont

Bob's Backflow & Plumbing Services, Inc.

4640 Subchaser Ct, Ste 113 Jacksonville, FL 32244



Invoice 82252

Invoice Date 4/28/2022

Bill To

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

Job Location

Bartram Springs CDD 14530 Cherry Lake Dr. E 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	5/28/2022

Serviced	Description	Quantity	Price Each	Amount
4/10/2022	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	7	45.00	315.00
	Fire bypass: 3/4" Wilkins 950XLD serial# HC25078 - Passed Fire: 8" Wilkins 350DA serial# N60431 - Passed Process: 2" Wilkins 975XL2 serial# ACE1021 - Passed Potable: 2" Wilkins 975XL2 serial# ACA8871 - Passed Irrigation: 2" Wilkins 975XL2 serial# ACA8874 - Passed Potable: 3/4" Wilkins 375 serial# A280599 - Passed Irrigation: 3/4" Wilkins 975XL2 serial# 4494109 - Passed Irrigation: 3/4" Wilk			

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. We appreciate your prompt payment.

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

Total	\$315.00
Payments/Credits	\$0.00
Balance Due	\$315.00



Name of premises (company, person) Bartram Springs CDD					Owner or agent's name Winslow Wheeler					
Service Address: 14530 Cherry Lake Dr E Jacksonville, FL 32258				(Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095					
Physical on 8" SN	location on N50431	of device			C	Contac	t phone	number		
JEA account number 2568379466						Meter number Scan number				
Commer	cial test p	urpose D	Annua		Repa	air		Replacement		New Installation
Commercial service type				🗆 Irriga	ation		Process / Isolat	ion	☐ Potable	
	X Fire Bypass				Recla	imed	water is :	supplied 🗌		
Residential test purpose \Box Annual				Repa	air		Replacement		New Installation	
Residential service type			☐ Irriga	Irrigation Reclaimed water is supplied				d 🗆		
DeviceType: Manufacturer: Size: DC Wilkins 3/4"			1	Model: Serial Number: Insta 950XLD HC25078			Install Date:			
INITIAL	Chec	k valve #1	Chec	k valve #2		Differential pressure relief valve			F	ressure vacuum breaker
TEST	X Clos	sed tight at 3.4 psi	X CI			Opened at Ibs reduced pressure			Air inlet opened at psi	
	☐ Leake	ed	☐ Lea	ked		☐ Did not open			☐ Did not open	
FINAL TEST	Clos	sed tight at psi	□ Clo	sed tight	at psi	- Openca at			☐ Satisfactory	
Remarks:						•				
	performed Raulerson	by		any affiliatio ackflow & Pluml		es, Inc.		certificate number 20-13558	Test date 04-10-22	
Repaired	by		Compa	iny affiliation	n		BFDT	certificate number		Repair date
Final test	performed b	ру	Compa	iny affiliation	n	BFDT certificate number				Test date
PASS / F	AIL CERTI	FICATION	L							
I hereby	I hereby certify the assembly descibed above $ X $					ed /		failed and suppo	rtive d	lata is accurate.
Signatur	e	<u>Ser</u>	n North	2				Da	ate	04-10-22



Name of premises (company, pers	on)	Owner or agent's name Winslow Wheeler				
Bartram Springs CDD		winslow wheeler				
Service Address: 14530 Cherry Lake Dr E Jacksonville, FL 32258		Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095				
Physical location of device W. S of Prop		Contact phone number				
JEA account number 2568379466		Meter number Scan number				
Commercial test purpose	X Annual Re	epair Replacement	☐ New Installation			
_	_	igation Process / Isola	tion Dotable			
L	☐ Fire Bypass Re	claimed water is supplied	_			
Residential test purpose	Annual Re	epair Replacement	☐ New Installation			
Residential service type	Potable 🗆 Irr	rigation Reclaimed water is s	supplied \square			
DeviceType: Manufactur DC Wilkins		Model: Serial Num 350DA N6043				
Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker			
TEST Closed tight at 5.3 psi		Opened at Si Ibs reduced pressure	Air inlet opened at psi			
☐ Leaked	☐ Leaked	☐ Did not open	☐ Did not open			
FINAL Closed tight at TEST psi	Closed tight at	Opened at lbs reduced pressure	☐ Satisfactory			
Remarks:						
Inital test performed by Shane Raulerson	Company affiliation Bob's Backflow & Plumbing Ser	BFDT certificate number	Test date 04-10-22			
Repaired by	Company affiliation	BFDT certificate number	Repair date			
Final test performed by	Company affiliation	BFDT certificate number	Test date			
PASS / FAIL CERTIFICATION	1					
I hereby certify the assembly desc	I hereby certify the assembly descibed above $ X $ passed / \Box failed and supportive data is accurate.					
Signature	m Wolfer	0	Pate 04-10-22			



Name of premises (company, person) Bartram Springs CDD				Owner or agent's name Winslow Wheeler						
Service A 14530 Ch Jacksonvi	erry La	ke Dr E			(Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095				
		n of device ire device			C	Conta	ct phone	number		
JEA account number 2568379466					Meter number INTERNAL Scan number					
Commer	cial test	t purpose D	Annı	ual [Repa	air		Replacement		New Installation
Commercial service type					□ Irriga	ation	X	Process / Isolat	ion	☐ Potable
\Box Fire Bypass					Recla	imed	d water is	supplied 🗌		
Residential test purpose \Box Annual					Repa	air		Replacement		New Installation
Residential service type $\ \square$ Potable					☐ Irriga	Irrigation Reclaimed water is supplied				d 🗆
DeviceType: Manufacturer: Size: RPZ Wilkins 2"			ſ				Install Date: 08-04-21			
INITIAL	Ch	eck valve #1	Check valve #2			Differential pressure relief valve		F	Pressure vacuum breaker	
TEST	⊠ c	losed tight at 7.8 psi			X	Opened at <u>2.4</u> Ibs reduced pressure			Air inlet opened at psi	
	☐ Lea	aked	□ լ	eaked			Did not o	open	☐ Did not open	
FINAL TEST	□ c	losed tight at psi	□ ¢	Closed tight a	at psi		Opened at Ibs reduced pressure		☐ Satisfactory	
Remarks:	-									
Inital test Shane F				npany affiliation s Backflow & Plumb		es, Inc.		certificate number 20-13558		Test date 04-10-22
Repaired b	ру		Com	npany affiliation			BFDT	certificate number		Repair date
Final test performed by Company affiliation			npany affiliation) 0	BFDT certificate number Test date			Test date		
PASS / F	AIL CER	TIFICATION	Į.							
I hereby	certify	the assembly desc	ibed a	bove 🛛	pass	ed /		failed and suppo	rtive d	lata is accurate.
Signature	2	<u>Her</u>	n Nove	Im .				Da	ate	04-10-22



Name of premises (company, person) Bartram Springs CDD				1	Owner or agent's name Winslow Wheeler						
Service Address: 14530 Cherry Lake Dr E Jacksonville, FL 32258					Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095						
Physical location of device Right side of property by tennis courts					Cor	ntact phone	number				
JEA account number 2568379466					ſ	Meter number 83003017 Scan number					
Commer	cial test p	urpose 2	Ann	ual	Rer	oair		Replacement		New Installation	
Commer	cial servic	e type	Fire		☐ Irrig	gatio	on \square	Process / Isolat	ion	X Potable	
		Ľ	Fire	Bypass	Recl	laim	ned water is s	supplied 🗌			
Residential test purpose \Box Annual					□ Rep	oair		Replacement		New Installation	
Residential service type Potable				☐ Irrig	gatio	on Recla	imed water is su	upplied	d 🗆		
DeviceType: Manufacturer: Size: RPZ Wilkins 2"				Model: Serial Number: Install Date 975XL2 ACA8871			Install Date:				
INITIAL	Chec	k valve #1	Che	Check valve #2			Differential pressure relief valve			Pressure vacuum breaker	
TEST	X Clos	sed tight at 8.0 psi	X				Opened at 2.0 Ibs reduced pressure		Air inlet opened at psi		
	☐ Leake	ed	∟□	eaked			☐ Did not o	pen	☐ Did not open		
FINAL TEST	□ Clos	sed tight at psi		Closed tight	at ps		Opened at Ibs reduced pressure			☐ Satisfactory	
Remarks:							11.0				
	performed b	ру		npany affiliatio s Backflow & Plum		ices, Ir		certificate number 20-13558		Test date 04-10-22	
Repaired l	by		Com	npany affiliatio	in		BFDT	certificate number	Repair date		
Final test performed by Company affiliation			n	BFDT certificate number Test date			Test date				
PASS / F	AIL CERTII	FICATION									
I hereby	certify th	e assembly desc	ibed a	bove X	pas	sed	/ 🗆 f	ailed and suppo	rtive c	lata is accurate.	
Signature	e	Sen	n fort	/m				Da	ate	04-10-22	



Name of premises (company, person) Bartram Springs CDD					Owner or agent's name Winslow Wheeler						
	ddress: erry Lake ille, FL 322					Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095					
Physical location of device Right side of property by tennis courts						Contact phone number					
JEA account number 2568379466						Meter number 61905337 Scan number					
Commer	cial test p	urpose 🛭 🗵	Annı	ual		Repai	r		Replacement		New Installation
Commerc	cial servic		Fire	D		rigat			Process / Isola	tion	□ Potable
\sqcup Fire Bypass Residential test purpose \square Annual			_	Repai		-	supplied Replacement		New Installation		
Residential service type			□ lı	rrigat	tion	Recla	aimed water is s	upplie	d 🗆		
DeviceType: Manufacturer: Size: RPZ Wilkins 2"				Model: Serial Number: Install Date 975XL2 ACA8874				Install Date:			
INITIAL	Check	valve #1	Che	eck valve #2	2	Differential pressure relief valve			•		Pressure vacuum breaker
TEST	☑ Clos	ed tight at 8.4 psi		Closed tigh 3.0 eaked		psi		Opened at <u>2.4</u> Ibs reduced pressure Did not open			Air inlet opened at psi Did not open
FINAL TEST	Clos	ed tight at psi	□ (Closed tight		t					Satisfactory
Remarks:						•	*				
	performed b	ργ		pany affiliations Backflow & Plur		ervices	, Inc.		certificate number 20-13558		Test date 04-10-22
Repaired l	by		Com	ipany affiliatio	on			BFDT	certificate number		Repair date
Final test p	performed b	у	Com	pany affiliation	on	BFDT certificate number Test date			Test date		
PASS / F	AIL CERTII	ICATION						-			
I hereby	certify th	e assembly desc	ibed a	bove X	p	asse	d/		failed and suppo	ortive	data is accurate.
Signature <u>Nam Unifor</u>								D	ate	04-10-22	



Name of premises (company, person) Bartram Springs CDD				Owner or agent's name Winslow Wheeler					
	ddress: urtram Springs Pkw ille, FL 32258	ý		Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095					
Physical Front of p	location of device prop			Co	ontact phone	number			
JEA account number 1540008426					Meter number 68272587 Scan number				
Commer	cial test purpose	X Ann	ual	Repa	ir 🗆	Replacement		New Installation	
Commer	cial service type	☐ Fire		Irriga	tion \Box	Process / Isolat	ion	▼ Potable	
		☐ Fire	Bypass F	Reclai	med water is	supplied 🗌			
					ir 🗆	Replacement		New Installation	
Residential service type Potable					tion Recla	nimed water is su	upplied	d 🗆	
DeviceType: Manufacturer: Size: RPZ Wilkins 3/4"				Model: Serial Number: 375 A280599				Install Date:	
INITIAL	Check valve #2	L Ch	eck valve #2		Differential pressure relief valve		Pressure vacuum breaker		
TEST	X Closed tight a	at 🗵	Closed tight at 2.0	psi		Opened at 2.0 Ibs reduced pressure		Air inlet opened at psi	
	Leaked		_eaked		☐ Did not o	open	☐ Did not open		
FINAL TEST	☐ Closed tight a	at 🗆	Closed tight at	_ psi	Opened lbs reduce	at ced pressure		Satisfactory	
Remarks:	+	1							
	performed by Raulerson		mpany affiliation 's Backflow & Plumbing	Services	100 C-1111	certificate number 20-13558	Test date 04-10-22		
Repaired l	by	Cor	mpany affiliation		BFDT	certificate number		Repair date	
Final test (performed by	Cor	mpany affiliation	BFDT certificate number Test date			Test date		
PASS / F	FAIL CERTIFICATION						1		
I hereby	certify the assemb	oly descibed a	above X	passe	ed / 🗆 🖠	failed and suppo	rtive c	lata is accurate.	
Signature	e	Den Un	Jun			Da	ate	04-10-22	



	Name of premises (company, person) Bartram Springs CDD			Owner or agent's name Winslow Wheeler				
	ddress: rtram Springs Pkwy Ille, FL 32258		Mailing address c/o 200 Business Park Cir, Ste 109 St. Augustine, FL 32095					
Physical Front of p	location of device prop	Cont	act phone r	number				
JEA accor 15400084	unt number 426	Meter number 74759444 Scan number						
Commer	cial test purpose	X Annual	Repair		Replacement		lew Installation	
Commer		☐ Fire	Irrigation	d water is s	Process / Isolat	ion	□ Potable	
Residenti	ial test purpose	Annual	Repair		Replacement		lew Installation	
Resident	ial service type	Irrigation	n Recla	imed water is su	ıpplied			
DeviceType: Manufacturer: Size: RPZ Wilkins 3/4"			Model: Serial Number: Install [975XL2 4494109				Install Date:	
INITIAL	Check valve #1	Check valve #2			al pressure valve	P	ressure vacuum breaker	
TEST	✓ Closed tight at psi✓ Leaked	✓ Closed tight a✓ 2.4☐ Leaked	t		A-	Air inlet opened at psi		
FINAL TEST	Closed tight at psi	Closed tight at	psi	Opened at Ibs reduced pressure		☐ Satisfactory		
Remarks:			-					
	performed by Raulerson	Company affiliation Bob's Backflow & Plumbin	g Services, Inc.		certificate number 20-13558		Test date 04-10-22	
Repaired b	ру	Company affiliation		BFDT	certificate number	F	Repair date	
Final test p	performed by	Company affiliation	BFDT certificate number			Т	est date	
PASS / F.	AIL CERTIFICATION	I						
I hereby	certify the assembly desc	ibed above X	passed /	☐ fa	ailed and suppo	rtive da	ata is accurate.	
Signature	eSei	n Mola			Da	ite	04-10-22	

BARTRAM SPRINGS - GENERAL FUND

VENDOR NUMBER/NAME:

422 DOBSON ELECTRIC, INC.

5/12/2022 CHECK #: 002199

INV DATE

INV#

AMOUNT DISCOUNT

NET

20220505 22241

308.81

308.81

RPLCD LAMPS & FIXTURES

TOTAL

\$308.81

BARTRAM SPRINGS - GENERAL FUND

5/12/2022

VENDOR NUMBER/NAME:

422 DOBSON ELECTRIC, INC. DISCOUNT

CHECK #: 002199

INV DATE 20220505 22241

INV#

AMOUNT 308.81

NET 308.81

RPLCD LAMPS & FIXTURES

TOTAL

\$308.81

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

HANCOCK BANK JACKSONVILLE, FL 002199

BARTRAM SPRINGS CDD 475 WEST TOWN PLACE STE 114 SAINT AUGUSTINE, FL 32092 GENERAL FUND

DATE

AMOUNT

5/12/2022

\$308.81*

THREE HUNDRED EIGHT DOLLARS & 81 CENTS

PAY

(904) 940-5850

TO THE ORDER

OF:

DOBSON ELECTRIC, INC.

9378 ARLINGTON EXPRESSWAY SUITE #220

JACKSONVILLE FL 32225 AUTHORIZED SIGNATURE

63-12781631

Remit To



Dobson Electric, Inc. 9378 Arlington Expressway Suite #220 Jacksonville, FL 32225

Invoice

Date	Invoice #
5/5/2022	22241

Bill To	
Vesta Property Services	
Bartram Springs CDD	
14530 E. Cherry Lake Dr	
Jacksonville, FL 32258	

		P.O. No.	Terms
			Net 30
Quantity	Description	Rate	Amount
	TASK		
	14530 E. Cherry Lake Dr Jacksonville, FL 32258		
	DEI Job#22232		
	3 lights out, lift needed		
2.25	Journeyman Labor - Parking Lot Lighting up to 45' 4/25/2022	98.00	220.50
	Replaced (2) LED corn cob lamps and one plastic fixture housing Materials provided by Customer		
2.25	Apprentice Labor	39.25	88.31
	422B		
	422B 1.320.572.434		
· t		Total	\$308.81
	Past due balances are subject to late charge at 1.5% per month		

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 #
5/6/2022	42473

BILL TO:

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

		-			Γ	
		P.O. NO	TERMS	REP	PERMIT#	
			DUE UPON RECEI	PT Ty R		
QUANTITY	С	ESCRIPTION		RATE	AMOUNT	
	SITE: (2) ENTRY WAY V	VELLS		•		
	AS QUOTED: - PERFORMED QUARTE	RLY MAINTENANCE	ON SYSTEMS	525.00	525.00	
	AS QUOTED: - SEMI- ANNUAL ACID T	TREATMENT ON BOT	TH WELLS	400.00	400.00	
	and the second					
,	113	530.572.4 1406	UI		·	
		140 B	7			
					<u>.</u>	
,						
18% APR will be applied Visa or Mastercard Accep	to any invoice not paid in fu oted	ıll within 30 days.	,	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 20 DAYS AND WILL BE BULLED AT THE CURRENT BUSINESS BATE.			OLLOWING	Payments/Credits		
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.				Balance Du	Je \$925.00	

Irving Forshay

INVOICE

DJ Irv Nyce

19 Roxbury Lane Palm Coast, FL 32164 646-406-2555 DATE:

May 6, 2022

INVOICE #

100

FOR:

Project or service

description

Bill To:

Bartram Springs CDD

Mail pmt to amenity center - Stephanie Taylor Memorial Day Weekend Kickoff by 5/27/22

1,320-572-493

DESCRIPTION	AMOUNT	
DJ Services, 5PM - 8PM on Friday, May 27	\$	560.00
		W.
TOTAL	\$	560.00

Make all checks payable to Irving Forshay

THANK YOU FOR YOUR BUSINESS!



2534 0100 NO RP 25 04252022 YNNNNNNN 0003010 S1 T13

3010 1 AB 0.458

BARTRAM SPRINGS 475 W TOWN PL STE 114 ST AUGUSTINE FL 32092-3649 րդիդնիրովիրոնինինինիրիրոնիոնիունին

ACCOUNT INVOICE

My Customer Number:

4209310

Please Pay By:

05/09/2022

Total Due:

\$154.00



PAY ONLINE

TerminixCommercial.com



PAY BY PHONE

1.855.456.3631



\$147.00

\$7.00

QUESTIONS

• 1.800.TERMINIX



PAYMENTS

/ CREDITS

4209310 and phone number to start paying bills online. SERVICE DESCRIPTION OF SERVICES & INVOICE CHARGES SERVICE ADDRESS NUMBER DATE

04/18/2022

Pest Control

Work Order 18642635073

Environmental and Safety Surcharge

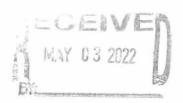
EASY WAYS TO PAY YOUR TERMINIX® INVOICE

Paying your bill is easy, especially online. Just visit the "Manage My Account" portal at TerminixCommercial.com and sign up with your Customer Number:

> Location: 14530 CHERRY LAKE DR E, JACKSONVILLE FL 32258

> > 1.330.572.460 45B Apr. Pest control

DUE DATE: 05/09/202



TOTAL DUE: \$154.00

This invoice reflects payments received by 04/25/2022. If you have not paid your previous balance, please make your payment today. Any Year in Advance payment received will be applied to any previous balance on this agreement

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. Limitations apply.

419402238

Please tear along line to remit.

Payment Options:

- EasyPay automated payments (sign up at TerminixCommercial.com)
- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- · Pay by enclosed check
- · Credit card payment. Please fill out the following:

Amount Due: \$154.00 1 year in advance: \$598.36

Circle	One: DISC	OVER	VISA	Maste	erCard	American Ex	press
()	Exp date:	/
Name	(as it appe	ears on o	credit ca	ard):		Janes .	
Autho	rized Sign	ature:					

Amount Paid:

TERMINIX PROCESSING CENTER PO BOX 802155 CHICAGO IL 60680-2155

SAVE 3% when you pay 1-Year in advance Invoice Number: 419402238 Customer Number: 4209310

BARTRAM SPRINGS 475 WEST TOWN PL STE 114 ST AUGUSTINE FL 32092

ժՈլժդիդվերիկիլոինինդուիսիինիորհիկուրդութ

AMOUNT

\$154.00



P.O. Box 762, Middleburg, FL 32050

Date	Invoice #
4/1/2022	2792

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	

		 	L	
Quantity	Description	Rate		Amount
	MAINTENANCE FEE - BARTRAM SPRINGS		95.00	95.00
	APT			
			İ	
	APT 1.310.513.35101 406B			
	10106		1	
	4060			
			l	
		ĺ	ŀ	
	*			
			į	
		Total		\$95.00



Invoice #: 8166

Date: 04/30/22

Customer PO:

DUE DATE: 05/30/2022

BILL TO FROM

Bartram Springs CDD 9145 Narcoossee Road, Suite A206 Orlando, FL 32827 VerdeGo PO Box 789 3335 North State Street Bunnell, FL 32110 Phone: 386-437-3122 www.verdego.com

DESCRIPTION AMOUNT

#7935 - Playground sodding installation

Proposal for installation of St. Augustine sod inside playground area adjacent to pool area. Price includes sod, delivery and installation.

Landscape Enhancement \$1,680.00

Sod Installed - St. Augustine (Sub) 3.00 \$560.00 \$1,680.00

Invoice Notes:

Thank you for your business! AMOUNT DUE THIS INVOICE \$1,680.00

382B 1.330.572,46250



Invoice #: 8077 Date: 05/01/22 **Customer PO:**

DUE DATE: 05/31/2022

BILL TO

FROM

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

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

DESCRIPTION

AMOUNT

#6163 - Standard Maintenance Contract - 2021-2022 May 2022

\$14,867.92

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$14,867.92

Mantenance 3883
Nantenance 1.330.572462



Invoice #: 8169 Date: 05/10/22 **Customer PO:**

DUE DATE: 06/09/2022

BILL TO

FROM

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

VerdeGo PO Box 789 3335 North State Street Bunnell, FL 32110

Phone: 386-437-3122 www.verdego.com

DESCRIPTION

#7602 - Mulching Racetrack Rd. islands

AMOUNT

Proposal to mulch islands(2) on Racetrack Rd. Beds will be sprayed out and debris removed prior to mulching. Price includes mulch, delivery and all job related labor.

Landscape Enhancement

\$1,985.00

Labor and Prep (Labor) Mulch, Brown (Material) 25.00

17.00

\$42.00 \$55.00

\$1,050.00

\$935.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,985.00

land cont.

388B





Big Z Pool Service, LLC 172 Stokes Landing Rd Saint Augustine, FL 32095 office@bigzpoolservice.com bigzpoolservice.com

BILL TO
Bartram Springs CDD
14530 Cherry Lake Drive E
Jacksonville, FL 32258 USA

DATE 05/16/2022 PLEASE PAY \$163.00

DUE DATE 05/26/2022

QTY	RATE	AMOUNT
1	28.00	28.00
1	135.00	135.00
ed forms	TOTAL DUE	\$163.00
ne credit		THANK YOU.
	1	1 28.00 1 135.00 ed forms TOTAL DUE

402 B 1.330.572.460



Bartram Springs CDD c/o GMS, LLC 475 West Town Place Suite 114 St. Augustine, FL 32092 May 10, 2022

Project No:

02022.25000

Invoice No:

0202883

Project

02022.25000

Bartram Springs Community Development District-2018/2019 General

Consulting Engineering Services (WA#23)

Professional Services rendered through April 30, 2022

Professional Personnel

	Hours	Rate	Amount	
3/5/2022	.50	194.00	97.00	
4/16/2022	1.00	194.00	194.00	
4/30/2022	.50	194.00	97.00	
	2.00		388.00	
				388.00
	Invoice Total this Period		Period	\$388.00
	4/16/2022 4/30/2022	3/5/2022 .50 4/16/2022 1.00 4/30/2022 .50 2.00	3/5/2022 .50 194.00 4/16/2022 1.00 194.00 4/30/2022 .50 194.00 2.00	3/5/2022 .50 194.00 97.00 4/16/2022 1.00 194.00 194.00 4/30/2022 .50 194.00 97.00 2.00 388.00

1.310.513.311

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 12, 2022 Date

Payment Due Upon Receipt

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

	• • • • • • • • • • • • • • • • • • • •
Serial # 22-03054D PO/File #	\$76.25
Notice of Qualifying Period for Candidates for the Board of Supervisors	Amount Due
	Amount Paid
Bartram Springs Community Development District	\$76.25
	Payment Due
Case Number	For your convenience, you may remit payment at
Publication Dates 5/12	https://www.jaxdailyrecord. com/send-payment.
County Duval	
Payment is due before the Proof of Publication is released.	If payment is being mailed, please reference the Serial # from this invoice on your check or remittance advice.

 B_{n}^{-1}

1.310.513.480 135B

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 QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BARTRAM SPRINGS
COMMUNITY
DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bartram Springs Community Development District ("District") Bartram Springs Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify fur the office of Supervisor with the Duval County Supervisor of Elections located at 105 E. Monroe Street, Jacksonville, Florida 32202; Ph. (904) 255-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval Cuunty Supervisor of Electious. Campaigns shall be conducted in accordauce with Chapter 106, Florida Statutes.

The Bartram Springs Community Development District has two

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

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

Supervisor of Elections. May 12 00 (22

00 (22-03054D)

From: Bernadette Peregrino bperegrino@gmsnf.com & 🎘

Subject: Fwd: Resident Refund
Date: April 13, 2022 at 11:59 AM

To: Margaret Bronson mbronson@gmsnf.com, Alison Mossing amossing@gmstnn.com

Cc: Sue A. O'lear solear@vestapropertyservices.com



Could you possible add this rental refund check in this weeks check run if not too late? See below email.

Thank you,
Bernadette Peregrino
District Accountant
475 West Town Place Ste 114
Saint Augustine, FL 32092
Tel and Fax: 904-239-5309
bperegrino@gmsnf.com

Begin forwarded message:

From: "Sue A. O'lear" < solear@vestapropertyservices.com >

Subject: Resident Refund

Date: April 13, 2022 at 11:49:16 AM EDT

To: Bernadette Peregrino < bperegrino@gmsnf.com >

Cc: "Stephanie N. Taylor" < staylor@vestapropertyservices.com>

Good morning Bernadette!

With the checks I dropped off for deposit in March was one noted that needed a refund check sent to a resident who paid her (refundable) security deposit with a money order. I included her address on the deposit form (attached), but now that those checks have had time to be deposited I just wanted to follow up. Can you please send a refund of \$300 to:

Nermina Selman 5468 Luella Street Jacksonville, FL 32207

Thanks! Sue

Sue O'Lear

General Manager Bartram Springs

Mobile: 252-548-7820 Office: 904-374-3397





Quick Catch Inc 12627 San Jose Blvd Suite 205 Jacksonville, FL 32223 US admin@quick-catch.com www.quick-catch.com Invoice

BILL TO

Bartram Springs - Winslow Wheeler 14539 Cherry Lake Dr East Jacksonville, FL 32258

INVOICE#	DATE	TOTAL DUE	DUE DATE	TERMS ENCLOSED	:
24444	05/15/2022	\$135.00	05/15/2022	Due on receipt	

DESCRIPTION		QTY	RATE
Perimeter Protection program		1	135.00
Perimeter Protection Program - Quarterly -	Jan, Apr. Jul. Oct.		

BALANCE DUE

\$135.00

1,330.572.460 274B Vestan,

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

Invoice

Invoice # Date 397865 3/31/2022

Terms

Net 30

Due Date

4/30/2022

Memo

NCBS

Bill To

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

Description	Quentity	Reje	Апровна
Ryan Miller - Maintenance	114.41	26.50	3,031.87

Thank you for your business.

Total

\$3,031.87

.1.320.57200134100 351B

Non-Contracted Billable Services

<u>Community</u>	Bartram Springs	Month:	Ар	ril
Date of Service	Services Provided	Total Billable Hours	Billable Hourly Rate	Amount Billable
2/1/22 - 2/28/22	Ryan Miller - Maintenance at Bartram Springs	36.63	\$26.50	\$970.70
3/1/22 - 3/31/22	Ryan Miller - Maintenance at Bartram Springs	77.78	\$26.50	\$2,061.17
	Tota	114.41		\$3,031.87

Total Hours Summary by Allocation Report

Date Range (02/01/2022 - 02/28/2022) Freeze Time (04/05/2022 10:01:15)

Distribution Tota	ls Home Department	Home Payroll Profile	Home Division	Home Region	Home Location	Home Job Title	Home Job Detail	Home Check Sort	Pay Class	Earning	EarnRate	Hours	Units	Amount
MILLER, RYAN NEAL (A2VO)	Maintenance	[0WE33] Amenity	[DistrictServices] District Services	Northeast	[DC] Durbin Crossing	[MAINTSTF] Maintenance Staff	[MAINSTF] Maintenance Staff	[DURBIN] Durbin Crossing	FT Hourly(FHT)	Regular (R)	\$15.00	38.63	0.00	\$579.45
Distribution Sub			Hours 38.63				profit the second secon	nits .00						Amount 579.45
Earning Totals Earning Regular (R)							Hours 38.63		Units 0.00					Amount \$579.45
Regular (R) Total	ed entries are alread					38,63		REAL PROPERTY OF THE PROPERTY		inits 0.00 0.00			ACEDIA CARREST AND ACEDIA CARRES	Amount \$579.45 \$579.45

Total Hours Summary by Allocation Report

Date Range (03/01/2022 - 03/31/2022) Freeze Time (04/05/2022 10:01:15)

Employee	Home Department	Home Payroll Profile	Home Division	Home Region	Home Location	Home Job Title	Home Job Detail	Home Check Sort	Pay Class	Earning	EarnRate	Hours	Units	Amoun
MILLER, RYAN NEAL (A2VO)	Maintenance	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[DC] Durbin Crossing	[MAINTSTF] Maintenance Staff	[MAINSTF] Maintenance Staff	Durbin Crossing	FT Hourly(FHT)	Regular (R)	\$15.00	77.78	0.00	\$1166.70
Distribution Subt	otals		Hours 77.78				DESCRIPTION AND ADDRESS OF THE	nîts 0.00						Amount 1166.70
Earning Totals E ami ng Regular (R)						list bal 4 km ia who ni 4 mistrosa i sa 4 a a	Hours 77.78		Units 0.00					Amount \$1166.70



Waychoff's Heating And Air Conditioning 6929 Phillips Pkwy Dr S, Jacksonville, Florida 32256 United States (904) 838-9052

1.330.572.460 480B

BILL TO

Bartram Springs CDD 14530 East Cherry Lake Drive Jacksonville, FL 32258 USA

> INVOICE 3063732

INVOICE DATE May 18, 2022

JOB ADDRESS

Bartram Springs CDD 14530 East Cherry Lake Drive Jacksonville, FL 322S8 USA

Completed Date:

DESCRIPTION OF WORK

Leaking Evap. Need to replace coil or replace system. Charged with 7lbs R410a. No warranty on refrigerant. Proposal will be sent to you tomorrow for Evap replacement. Unable to collect payment due to card declining. Total balance still due. Office $will \ call \ you \ to morrow \ to \ discuss \ payment \ options. \ Thanks for \ choosing \ waychoffs. \ Tech \ Blake \ Edwards.$

TASK	DESCRIPTION	QTY	PRICE	TOTAL
FUELSURCHARGE	Fuel Surcharge: Fuel Surcharge	1.00	\$20.00	\$20.00
	090a300da 3111j2x5h			
T900097	Refrigerant Circuit Repair R-410A: Refrigerant Circuit Repair	1.00	\$1,394.55	\$1,394.55
	up to 5 Tons			
	Refrigeration tubing is measured based on the outside diameter and is meant to operate at higher pressures than type "M" copper.			
	MPT:195.000000			

\$209.55	POTENTIAL SAVINGS
\$1,414.55	SUB-TOTAL
\$0.00	TAX
\$1,414.55	TOTAL DUE

Thank you for choosing Waychoff's Heating And Air Conditioning CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

unavalable

Sign here

Date 5/18/2022

CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Waychoff's Heating And Air Conditioning pursuant to the contract terms agreed by me at Bartram Springs CDD 14530 East Cherry Lake Drive, Jacksonville, FL 32258 USA. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Waychoff's Heating And Air Conditioning to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Unavailable

Sign here

Date 5/18/2022



Integrated Access Solutions (904)894-8114

2227 Crystal Cove Dr Green Cove Springs, Florida 32043 United States

Billed To
Bartram Springs

Date of Issue 03/16/2022

Invoice Number 0000921

Amount Due (USD)

Amount Due (USD) **\$120.00**

\$120.00

Due Date 03/16/2022

the state of the s	And the second s		
Description	Rate	Qty	Line Total
Service Call Service call for the Soccer field cameras not being online.	\$120.00	1	\$120.00
 Looked at NVR and the IP Address changed inside NVR 			34500
Changed back to the Comcast IP scheme of 10.1.10.53	1.3	30.577	2.460
• reconnected the cameras back to computer at the pool. System is good to go and able to be viewed remotely.		44	34500 2.460 5B
Seew try	Subtota	Γ	120.00
security in	Tax	C	0.00
	Tota	I	120.00
	Amount Paid	l	0.00

LifeSafe Services LLC

(888) 767-0050 paige@lifesafeservices.com www.lifesafeservices.com



INVOICE

BILL TO 025-8050 Bartram Springs CDD 14530 Cherry Lake Drive East Jacksonville, FI 32258 SHIP TO 025-8050 Bartram Springs CDD 14530 Cherry Lake Drive East Jacksonville, FL 32258

Jacksonville, FL 32217	BALANCE DUE		9	8840.00
5971 Powers Avenue, #108	TOTAL			840.00
LifeSafe Services LLC	TAX			0.00
Remit to:	SUBTOTAL		************	840.00
Remember LifeSafe Services offers on-site sa training. Please contact us for more information				
Basic Service for Client-Owned Automated External Defibrillator (AED) Annual Billing	ernal	3	200.00	600.00
Lease of LSS Emergency Oxygen Unit with Ser Annual Billing	vice	1	240.00	240.00T
EQUIPMENT & SERVICES - EMERGENCY USE OF	NLY	QTY	RATE	AMOUNT

For sales, please contact Julie at 888-767-0050 x21.

Please disregard this invoice if you have already submitted payment.

243B 1.330.572.440



ACCOUNT INVOICE

peoplesgas.com

f > 98 & in

Statement Date: 05/10/2022 Account: 221003032432

Current month's charges: Total amount due: Payment Due By: \$51.08 \$51.08 05/31/2022

BARTRAM SPRINGS CDD CLUBHOUSE FIRE PIT 14530 CHERRY LAKE DR E JACKSONVILLE, FL 32258-5133

Your Account Summary		
Previous Amount Due		\$40.16
Payment(s) Received Since Last Statement		-\$40.16
Current Month's Charges		\$51.08
Total Amount Due		\$51.08
	233	

23B

RECEIVED MAY 22 2022

1.320.572.433

05102022

vayfirepit qus

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

peoplesgas.com/safety

Save Energy with Natural Gas. Save even more with our increased rebates.

Find rebate criteria and steps to redeem at peoplesgas.com/bizrebates

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



ways to PAY Your BILL
mail phone online pay agent

See reverse side for more information

Account: 221003032432

Current month's charges: \$51.08

Total amount due: \$51.08

Payment Due By: 05/31/2022

Amount Enclosed \$

Amount Enclos

637803515299

MAIL PAYMENT TO: TECO P.O. BOX 31318 TAMPA, FL 33631-3318





ACCOUNT INVOICE

Account:

221003032432

Statement Date:

05/10/2022

Current month's charges due 05/31/2022

Details of Current Month's Charges - Service from - 04/08/2022 to 05/10/2022

Service for: 14530 CHERRY LAKE DR E, JACKSONVILLE, FL 32258-5133

Rate Schedule: Small General Service - Transportation

Meter Location: Clubhouse FP

Meter Number	Read Date	Current Reading	Previo Readi		Measured Volume	x	BTU	x Conversion =	Total Used	Billing Period
AHX25588	05/10/2022	1,045	1,01	4	31 CCF		1.043	1.0000	32.3 Therms	33 Days
	Charge e Charge s Receipts Tax Service Cost				1S @ \$0.48778 1S @ \$0.03880			\$30.60 \$15.76 \$1.25 \$0.90 \$48.51 \$2.57	Peoples Gas Therms Pe (Average) APR MAR FEB JAN	1.0
Total Natura	I Gas Cost, Lo	cal Fees an	d Taxes					\$51.08		
Total Cui	rrent Mont	h's Char	ges			_		\$51.08	NOV OCT SEP 0.2 AUG 0.0 JUL 0.3 JUN MAY	0.6 0.7 0.9

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.





BARTRAM SPRINGS CDD 14530 CHERRY LAKE DR E

JACKSONVILLE, FL 32258-5133

ACCOUNT INVOICE

peoplesgas.com

fypg. min

Statement Date: 05/10/2022 Account: 211003320143

Current month's charges:

\$34.67

Total amount due:

\$34.67

Payment Due By: 05/31/2022

Your Account Sumn	nary	
Previous Amount Due		\$34.03
Payment(s) Received Since L	ast Statement	-\$34.03
Current Month's Charges		\$34.67
Total Amount Due		\$34.67
	Os	May Gus
		May Gas
	RECEIVED MAY 22 20	22
	1.320.57	12 422
	1,540,3	16. 137



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

peoplesgas.com/safety

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Save Energy with Natural Gas. Save even more with our increased rebates.

Find rebate criteria and steps to redeem at peoplesgas.com/bizrebates

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL mail phone online

See reverse side for more information

Account: 211003320143

Current month's charges: Total amount due: Payment Due By:

\$34.67 05/31/2022

Amount Enclosed

621754153816



BARTRAM SPRINGS CDD 393 PALM COAST PKWY SW. UNIT 4 PALM COAST, FL 32137-4774

MAIL PAYMENT TO: **TECO** P.O. BOX 31318 TAMPA, FL 33631-3318



ACCOUNT INVOICE

fyP8-bin

Account:

211003320143

Statement Date:

05/10/2022

Current month's charges due 05/31/2022

Details of Current Month's Charges - Service from - 04/08/2022 to 05/10/2022

Service for: 14530 CHERRY LAKE DR E, JACKSONVILLE, FL 32258-5133

Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	вти	x Conversion	=	Total Used	Billing Period
AHI40399	05/10/2022	667		663		4 CCF		1.043	1.0000		4.2 Therms	33 Days
	charge e Charge Receipts Tax Service Cost					@ \$0.48778 @ \$0.03880			\$30.60 \$2.05 \$0.16 \$0.12 \$32.93 \$1.74		Therms Per D (Average) MAY 2022 APR 0.1 MAR MAR MAR MAR MAR MAR MAR MAR MAR MAR	
Total Natura	l Gas Cost, Lo	cal Fees ar	d Ta	axes						\$34.67	JAN 0.0 DEC 0.0	
Total Cur	rent Mont	h's Char	ge	6			_		\$	34.67	NOV 0.0 OCT	0.3

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit **floridadisaster.org** to learn more.





Weather Engineers, Inc. PO Box 37068 Jacksonville, FL 32236 Phone: (904) 356-3963 Fax: (904) 356-4969 www.weatherengineers.com CAC041190

Invoice

Number	Date
S73518	05/17/22

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

		- HLLO - O	ion with payment	Amount Paid	•	
ork Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
05/16/22	163678			30	SA0	
		DESCRI	IPTION 5	73518		
Reported by	: Mr. Wheeler 3	318-0797			30.572. 429	10,00
Trouble Cod	e: NTR - NOTHIN	IG RUNS		1, 7.	50. 3 /C.	9600
Billable So	cial Hall unit	not running-			11-6	0
AHU:closet					429	113
BRAND [M	ODEL # / SERIAL	# 1	SERVING AF	REA		
	E090A300DA / 31		SOCIAL HALL		är .	
	A090D30RAA / 13		SOCIAL HALL		\$ 103.5	53
					1	
Unit is low	on 410a refrig	erant. Pulled	out my leal	<		
detector an	d as soon as I	approached th	ne evap coil			
	started alertin	•	-	1		
	il. Contacted W					
of my findi	ngs. Opted not	to add refrig	erant until			
the repair	is made due to	how fast it's	leaking. He	=		
would like	a quote to have	this repaire	ed. We will			
need 1 new	evap coil with	a new txv. Ca	ant find the			
total unit	charge on the p	late. Refrige	erant may			
have to be	weighed in acco	ording to the	chart. 2			
techs 6 hou	rs. It's going	to be tight t	o get the			
old coil ou	t and the new c	oil in.				
TECH DAT	E RECEIVED	ARRIVED	DEPARTED			
054 05/16	/22 15:20:00	15:40:00	16:30:00			
05110100	4 MEGIL BUT	00 1100 0 00		74 00		
				74.08		
05/16/22	1 MECH T/T	.33 HRS @ 89	9.25 2	29 . 45		
		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



Weather Engineers, Inc. PO Box 37068 Jacksonville, FL 32236 Phone: (904) 356-3963 Fax: (904) 356-4969 www.weatherengineers.com CAC041190

Invoice

Number	Date
S73518	05/17/22

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

Amount Paid:

	Return this portion with payment AllIOURI Palu.								
Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #			
05/16/22	163678			30	SA0				
		DESCRI	PTION						
		Continued	from page 1						
				LABOR	103.53				
				TOTAL \$	103.53				

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

We are an equal oppurtunity employer and do not discriminate against applicants due to race, gender, veterans status, or on the basis of disability or any other federal, state or local protected class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-300 5 (A). THIS REQUIATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND REQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS.



Work Order

05/16/22 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

163678

Problem Reported:

Current Contract: 12/01/2021-11/30/2022

PROB: NTR-NOTHING RUNS

Billable | Social Hall unit not running- AHU: closet

Serial #

Brand Model TWE090A300DA

3111J2X5H

Location: OUTSIDE MECH CLOSET

Brand

Mode I

Serial #

TRANE TWA090D30RAA 13483SREYA

Location: GROUND

Unit is low on 410a refrigerant. Pulled out my leak detector and as soon as I approached the evap coil cabinet it started alerting. Unit has a big leak in the evap coil. Contacted Winslow and informed him of my findings. Opted not to add refrigerant until the repair is made due to how fast it's leaking. He would like a quote to have this repaired. We will need 1 new evap coil with a new txv. Cant find the total unit charge on the plate. Refrigerant may have to be weighed in according to the chart. 2 techs 6 hours. It's going to be tight to get the old coil out and the new coil in.

Tech

Date

Hours

054

05/16/2022 0.3333 TT hours

Description COUPON 100

Amount

0.00



Work Order

05/16/22 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	
163678	

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!

05/16/2022 04:26PM

Authorized Signature

Irving Forshay

INVOICE

DJ Irv Nyce

19 Roxbury Lane Palm Coast, FL 32164 646-406-2555 DATE:

May 6, 2022

INVOICE #

100

FOR:

Project or service

description

Bill To:

Bartram Springs CDD

Mail pmt to amenity center - Stephanie Taylor Memorial Day Weekend Kickoff by 5/27/22

1-320-572-493

DESCRIPTION	AMOUN		
DJ Services, 5PM - 8PM on Friday, May 27	\$	560.00	
		· · · · · · · · · · · · · · · · · · ·	
TOTA	AL \$	560.00	

Make all checks payable to Irving Forshay

THANK YOU FOR YOUR BUSINESS!