

BARTRAM SPRINGS
Community Development District

November 14, 2022

AGENDA

Bartram Springs Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BartramSpringsCDD.com

November 7, 2022

Board of Supervisors
Bartram Springs Community Development District

Dear Board Members:

The Meeting of Bartram Springs Community Development District is scheduled for **Monday, November 14, 2022 at 8:30 a.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. Approval of Minutes of the October 10, 2022 Meeting
- IV. Discussion of VerdeGo Letter of Increase
- V. Consideration of Revised Agreement with Vesta
- VI. Consideration of Proposal with Integrated Access Solutions for Installation of Additional Cameras
- VII. Staff Reports
 - A. Attorney
 - B. Engineer – Consulting Engineer’s Report
 - C. District Manager
 - D. General Manager - Report

E. Operation Manager

1. Report

2. Lake Doctors Report

VIII. Supervisor's Request and Audience Comments

IX. Financial Statements

A. Balance Sheet as of September 30, 2022 and Statement of Revenue & Expenditures for the Period Ending September 30, 2022

B. Assessment Receipt Schedule

C. Approval of Check Register

X. Action Items for Follow-Up

XI. Next Scheduled Meeting – December 12, 2022 at 8:30 a.m. @ Bartram Springs Club Amenity Center

XII. Adjournment

THIRD ORDER OF BUSINESS

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, October 10, 2022 at 6:00 p.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Sue O'Lear	Bartram Club Manager
Dan Fagen	Vesta/Amenity Services Group
Winslow Wheeler	Vesta/Amenity Services Group

The following is a summary of the actions taken at the October 10, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:10 p.m.

Ms. O'Lear stated we have a guest who wants to present a proposal for a hurricane fundraising event.

Ms. Maya King stated the effort is called Hurricane for Humanities, a relief effort for those affected by Hurricane Ian. They are seeking donations of first aid supplies, canned goods, water, blankets, socks, undergarments, and toys for children in shelters. Items may be brought to the front office of Atlantic Coast High School through October 30th.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Kaufman asked on Racetrack Road do we have any word from the engineers on what the future growth is going to be such as traffic lights. When they widen the road are we going to be losing the property by the shopping center? The shopping center being built in front, there is a gate that opens to that property and traffic is not to go in and out. When that shopping center is built there is going to be a problem with ingress and egress. Branches overhang the fence before you get to the school. The soccer field is in the worst shape since prior to the soccer season. The swim team pays a fee; does the soccer people pay anything? There was money allocated to put in a proper monument at the Veterans Park and I would like that to be addressed.

Mr. Colcord stated Racetrack Road will be widened to four-lanes well before the state takes the bridge out. It will be 2024 before that is complete according to the city councilman. The shopping center in front is already four-lanes and it is not our issue if the state takes part or the property. We will reach out to the developer about the trees overhanging the fence. I agree about the soccer fields have a lot of use and the field grass does not hold up; the cricket players are there every week, soccer leagues and regular kids playing soccer.

Mr. Walden stated the project at Veterans Park is my project and Sue and I have brainstormed some ideas that are not yet finalized, but it has not been forgotten.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 12, 2022 Meeting

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the minutes of the September 12, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Landscape Maintenance Update

Mr. Wheeler stated the increase this year is 7% overall, the total dollar increase is \$12,863 for the year.

Mr. Colcord stated we just went through the budget process of which they were well aware. Why are we getting this now?

Mr. Oliver stated let's make this an agenda item for the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Amenities Policies Violations

Mr. Oliver stated I circulated to the board and staff, three letters that were issued since the last meeting related to amenity policy violations that resulted in an interim suspension until the board could look into this matter and decide what they want the punishment and suspension to be.

Ms. O'Lear summarized the situation where an underage resident was in the gym and I informed him of our policy that an adult must accompany him. Mr. Awakeel did apologize to the employee for the language he used but due to the stressful nature of being a facility attendant and I wrote and submitted a report for your review and I recommended a suspension of three months.

Mr. Awakeel stated because of his size I thought it was okay for him to be in the gym and I did apologize.

Ms. O'Lear stated the facility attendant is 19 and I wish I didn't have this many issues with adults speaking to our young people as they do, but she is a good worker and was brought to tears over this situation.

Mr. Colcord stated I don't tolerate any adult resident berating or yelling at one of our staff members especially someone who is younger than my son. There is no need to yell at someone at the front desk doing their job, not making the rules but following the rules. We have lost employees this year because they got tired of being yelled at by adults, which is unacceptable.

On MOTION by Mr. Walden seconded by Mr. Chipman with four in favor and Ms. McKinney opposed Mr. Awakeel was suspended for six months from the date of the incident.

Ms. O'Lear stated the Diaz family had a gazebo rental and there were several policy infractions with that gazebo including some children not abiding by the adult swim, disturbing other bathers, running on the pool deck, consumption of alcohol and refusal to remove them from the amenity center, swimming and naked on the pool deck and refusing to leave at the end of the rental. They left 2 hours and 45 minutes after the end of the party. Cleanup was not executed properly per the terms of the rental. I propose we deduct from his security deposit the \$45 cleaning fee listed in the agreement, \$54 for the lifeguard fees for the additional 3 hours that we had an additional lifeguard on duty and \$20 for the extension of those additional hours and I recommend they be suspended from private party rentals for one year so that it covers next summer.

Ms. Young asked are you recommending one year for the rental as well as access to the facility?

Ms. O'Lear stated I set one year for renting. Mr. Diaz was pleasant and was never abusive to our staff.

Mr. Oliver stated the board doesn't need to give any guidance on withholding the security deposit.

On MOTION by Mr. Walden seconded by Ms. Young with four in favor and Ms. McKinney opposed Mr. Diaz was suspended for one year from the date of the incident from access to the facilities and from facility rentals.
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Ms. O'Lear stated Mr. El Kacini was utilizing the lap pool with his two daughters, ages 8 and 9. The daughters were using an interior lane, hanging on the lap lines and our lifeguard was correcting that behavior. We had a lifeguard who utilized a whistle and spoke to the girls about hanging on the lap lines, their behavior continued and was encouraged by the parent. Mr. Kacini also used foul language and spoke again to the lifeguard who went into the office and called her parents. Mr. Kacini submitted a letter disputing the facts.

Mr. Colcord stated we have video proof of him and of the kids hanging on the lap lines and documentation from staff and residents of his behavior.

Mr. Haber stated on the first two scenarios we did not have anyone opposing the facts as described to you by your staff. In this case you do have a letter from the party telling you that the report is not accurate and does not accurately reflect the facts. In this case you have two roles, your first is a finder of facts because they are disputed. Based on what you heard from the resident and what you heard from staff you determine what you believe happened on that day and then based on what you believe happened that day then you can determine the appropriate suspension based on your fact finding. Because you have the letter, you decide how much weight you are going to give the letter and how much weight you are going to give staff's report and the other factors that you have heard, come to a conclusion on what you believe occurred. That is what you are tasked with today, determining what you believe happened. A letter will go out today letting the resident know the action the board took and give them another opportunity to come to the next meeting and raise that issue. There will be a second bite of the apple for that resident depending on where you arrive today.

Mr. Colcord asked how many witness statements did you have from other residents?

Ms. O’Lear stated I had one from a resident and our two employees. The employee’s parent did come up to the amenity center and speak to this man.

Ms. Young asked from the video can you see the child holding on to put on their goggles?

Ms. O’Lear stated there are two videos, one you can see it pulled down, he did say the second time the girls were holding onto it and one was putting on goggles but the issue came from, don’t listen to the lifeguards, listen to me. You do what I say, not what they say, and the escalation happened. I recommended a minimum of three months suspension.

Ms. McKinney moved to suspend Mr. El Kacini for one year from the amenities.

Ms. Young stated I personally feel that six months would be appropriate in this situation; we never had any issues with this person before. Considering the letter he wrote versus what the staff said either way, he did not abide by the rules, being disrespectful, he could have gone to a different lane, he didn’t have to say anything. That didn’t happen so I think six months would be reasonable.

Mr. Walden seconded the motion.

Mr. Colcord stated so that the board understands when this letter goes out, he still has another opportunity to tell his side of the story. Since he is not here this evening, he gets notification of whatever time of suspension and another opportunity to appear and appeal.

On voice vote with four in favor and Ms. Young opposed the motion passed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated I prepared an agreement for the fiscal year that we are presently in with Vesta using the form of agreement we have used in the past. In response to that agreement there was a request for an amendment to the indemnification provision in the agreement. At the most basic level the indemnification provision says if Vesta in the production of their activities does

something that results in a claim against the CDD that Vesta will indemnify and defend the CDD in that claim. The CDD is expending no funds and the resources necessary but instead Vesta will do that because it was their action that resulted in the claim against the CDD. The indemnification provision that has historically been used between the CDD and Vesta had that language where Vesta did indemnify the CDD for any claim that may result from Vesta's actions.

The requested language and Bartram Springs has not been singled out in this case Vesta has been requesting this language in other CDDs and some CDDs have agreed to the language but the language they are requesting is different from the language in two material ways. The first one is it seems to limit the indemnification only if Vesta's acts were negligent. It wouldn't just be for any action on the part of Vesta but if Vesta's acts were negligent and resulted in a claim against the CDD then they would defend the CDD. If Vesta's acts were not negligent, they did something that was reasonable but it is still resulting in a claim against the CDD, Vesta would say we didn't act negligently therefore we do not have an obligation to indemnify you for this.

The other way is different from the prior clause in that it also seeks indemnification on the part of the CDD if there is any act that the CDD causes that would result in a claim against Vesta that they would want sort of reciprocal indemnification. It is hard to make up the circumstances where that would arise because there is very little the CDD does that would result in a claim namely most of the actions that happen on the CDD's part are done by independent contractors, Vesta as it relates to the amenity facilities, landscape maintenance companies, lake maintenance companies, all those contracts have indemnification provisions. That being said, the request is being made that if Vesta can point to an act that is done by the district they would want the district to indemnify them. The one point I would make on that is that if that were to occur whether that is something our insurance would cover. I don't know that for sure but that is something you may want to find out because if that is not covered by our insurer then ultimately there was responsibility, liability found on the part of the CDD not covered by insurance it would fall onto the CDD.

In speaking with Dan about that provision I don't believe that Dan necessarily has the ability to negotiate with you sitting here today. This is something being requested by their internal counsel. We do want an agreement in place for the upcoming year. I think we can to the extent the board is comfortable with it and delegate authority to one of the board members to work with me to continue to negotiate with Vesta to try to get a provision that at least that person delegated that responsibility can be comfortable with understanding that the agreement has a termination

provision so if it gets brought back to the board and the rest of the board said we know we delegated authority to whoever gets that authority but we want to reconsider it you always have the ability to get out of that contract and see where you go from there. I was uncomfortable as your counsel to agree to the provision because this is a decision for the board, not really a legal decision. It is my job to make sure you understand the request and you decision whether you are willing to enter into it.

Ms. Young stated just for clarification, are you saying if there is an action that is not the fault of Vesta that it is not covered under the insurance that then it automatically falls back on the CDD? If it is not covered under the insurance and Vesta is negligent but it is not covered under Vesta's insurance?

Mr. Haber stated no, this has nothing to do with Vesta's insurance. Hopefully, the claims wouldn't come from Vesta's insurance because if not then, yes we would have to look to Vesta. What I'm saying is Vesta has an obligation to indemnify, if Vesta has a negligent act and that negligent act results in a lawsuit against Vesta because they are the ones that committed the negligent act, but let's say it was something that happened at this facility so not only do they sue Vesta but they sue the CDD. What I'm saying is if it was their negligent act the CDD would be covered, we can say to Vesta pursuant to the indemnification provision in our agreement with you, you must indemnify us regardless of whether Vesta's insurance covers it or not Vesta must indemnify you and pay for your defense. What I'm saying is as I understand the provision if the act is not negligent if Vesta says we were reasonable in what we did, someone may have gotten injured but they didn't get injured because of our negligent act, they got injured because of something we did that was not negligent and it was reasonable what we did so CDD if this act results in a lawsuit against you we are not obligated to indemnify you because we were not negligent. The present provision the CDD would say any act by Vesta your indemnification kicks in. If you did something that results in a claim against us you are required to indemnify us regardless. This is outside their insurance. I don't know whether their insurance covers it or not, it is going to be Vesta's obligation to indemnify. It is narrowing the scope of their indemnification obligation to only negligent acts opposed to more broadly they would have an obligation to indemnify for any act.

The other part of it is also and I don't know what the circumstances would be, it is hard to think about this, but if there was anything they can say Vesta is getting sued because of something

that you did they could say you are required to indemnify us. I don't know that our insurer is willing to say we are willing to indemnify Vesta under our insurance policy in which case the CDD would be required to provide indemnification without the support of insurance. That is where insurance comes in, it is whether our insurance is willing to fulfill the contractual obligation we may enter into saying, yes we will indemnify Vesta. Vesta's insurance doesn't necessarily play a role in the provision.

Ms. Young stated basically what you are saying is there are requesting a hold harmless clause on both sides basically.

Mr. Haber responded not necessarily hold harmless. We are not saying, we are not limiting lawsuits by them against us or us against them, this is truly just indemnity. What I'm saying is we have a very broad indemnification clause in our prior agreement, any act by Vesta that resulted in a lawsuit against the CDD they would be required to indemnify and defend you in that lawsuit. Now it is just their negligent acts not any act. Likewise, you never had any obligation to indemnify Vesta, now they are saying if somehow Vesta gets sued because of some negligent act by the CDD now they are asking the CDD to indemnify them. It is CDD reciprocal indemnification that is new, and it is narrowing the scope of their indemnification to only negligent acts as opposed to any of their acts.

Mr. Oliver stated I will check with the Florida Insurance Alliance, they provide the liability coverage for this district to see if they would honor a reciprocal indemnification. I have not had that in any of my districts and will have to find out.

Mr. Haber stated my final thing is I don't know that the folks sitting here today have the authority to say we can go back to the old provision. To move forward my recommendation is to delegate authority to a board member to work with Vesta or work with me to see if we can reach a provision that is acceptable to the person who gets delegated that authority to come back to the board for ratification or if you are not satisfied with it, the agreement allows you to get out of it without cause.

Ms. McKinney asked what is a non-negligent act of the district?

Mr. Haber stated I don't know if you mop the floors in here but if you mop the floors in here and take all these precautions to put people on notice that you mopped the floors, so they were not negligent, they did everything that is reasonable under those circumstances and somebody slips and falls and they sue Vesta and the CDD and we said we want Vesta to indemnify us Vesta may

be able to say no we weren't negligent we mopped, you told us to mop to keep the place clean. That may be the instance where Vesta says pursuant to our new provision we don't have the obligation to indemnify you because we were not negligent we were reasonable in the way we performed our obligations under the agreement.

Ms. McKinney stated then it would go to our insurance.

Ms. Young stated there is a huge problem with that because negligence is very hard to prove. I think the clause should stay as is. I don't mind working with the language or negotiations. I don't want our CDD to be responsible for anything that happens when our facility is run by Vesta.

Mr. Fagen stated I will get our counsel in touch with district counsel and work with the board appointee on language that is acceptable and come back to the next meeting with the final result.

It was the consensus of the board that Ms. Young would be designated to work with Mr. Haber on this issue.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated I want to remind everyone that the general election is in November. We can't seat new supervisors until two weeks after the general election so we will do that at the December meeting.

D. General Manager - Report

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

Mr. Colcord stated an unusual circumstance and some comments that were made after the last meeting and the wording of the vote may have led us to think we had to choose yellow. We are bringing that vote back on the agenda to make sure we give fair consideration for residents who had voiced their opinions and concerns.

Ms. McKinney stated when I left the meeting what I gathered from residents, that is not what they wanted. Very few people wanted to pick yellow, the majority of people went with gray

and not yellow. Most people chose the gray color, seconded by a taupe tone but they didn't want yellow.

Ms. O'Lear stated the point that was made to me by some supervisors and residents was that out of all the people who came up to share their opinions filled out the comment part of it, overwhelmingly people wanted change, something different from yellow.

Ms. Young stated we discussed what the residents wanted and I stated I had filled out my card and the box as well. It is my understanding that we did take those comments into consideration, we talked about the ones that were put in the box out there. I also looked at the reviews myself and on Facebook to see what people were saying about the different color. My understanding is several people did not want like browns and grays.

Ms. O'Lear stated many people who posted online came up and filled out a card because it was clearly stated that those were the only opinions that we would be able to discuss here.

Mr. Colcord stated according to these numbers, 22 responded on the cards, well over 70% want to change the color. No. 1 was the lowest, no. 2 was the current color, basically the same.

Mr. Walden stated as a board we are here to make sound decisions overall. There are over 3,000 residents in this community and we are talking about 182 residents and we are going to change a decision that we voted on last month. As a board member I cannot see myself not making sound decisions amongst my peers so we are here tonight to talk about a change. When the board makes sound decisions we make it completely overall color schemes. 182 people are only looking at the amenity center, they are not looking at the benches or other things and when we paint we have to paint everything, but they are only looking at the amenity center. I strongly disagree with changing the colors we already decided.

Ms. Young stated we discussed the colors, we had the color expert sitting there and I agree with Mr. Walden that we need to stick to what we agreed to.

Mr. Colcord stated no one is here saying we are changing the color or we have to change the color. We want to make sure that as a board we are doing the other part of our job whether it is one or 2,000, everyone is important.

Mr. Haber stated you can say a motion to either amend the prior vote to change the color or it sounds like Derri is asking for a motion to have the board reconsider the paint color. See if that passes and then if it does then a motion to the effect to change the color.

Ms. McKinney moved to amend the previous vote Mr. Chipman seconded the motion.

Ms. Young stated I think the motion should be to reconsider first and then to be honest with you with this small number of residents that actually voted if you are going to do it the right way then we need more participation than just this.

Mr. Haber stated I think those cons are appropriate with either of those votes. I'm trying to get a comfort level for the entire board and comfortable with the process. If you want to break it down into two votes, the first vote would be a motion to reconsider the paint color or a motion to amend whatever it is. I think that is the threshold question, get past that then you can have the motion to make the change. The first motion would be a motion to consider changing the color.

Ms. Young stated let me say this, I just want to make sure that I make this clear. I'm telling Stephanie what she should do as far as making a motion because I see that she doesn't understand what to do first. However, I want to make it clear that I totally do not agree that this should be made because I recall what like I said then, we had a discussion, we made a sound decision, we had the discussion and I believe that Mr. Walden is correct, I don't know what the guidelines would be or formality would be for a situation like this where we have already made that decision. In normal circumstances I do believe it would be more of a motion to revisit the issue and decide on whether or not it should be revisited but considering the circumstances you know as board members if we make decisions and then go back and flip flop back and forth, it was our mistake, we didn't know this, we didn't know that, we didn't realize this we didn't realize that, you know what does that make us look like as a board when I'm saying that we have already had discussion on this issue, you know, we had discussion on what the residents saw and we made that sound decision you know I believe the board members that we made that decision we need to stick to the decision that we make.

Mr. Haber stated I'm looking at it from a legal perspective, you as a board because it happens all the time, you make a motion to adopt policies and then see how the policies operate and make a motion to change those policies. The prior vote I don't think you are stuck with that vote. I think that you as a majority of the board want to change a prior vote everything you say is 100% valid. What is the appearance, what does that mean? I think those are all valid points for your fellow board members to hear and decide to the extent that you are suggesting that the prior vote cannot be changed would be the only thing you and I may be disagreeing on.

Ms. Young stated I know it can be changed, that's not what I'm saying. I know it can be changed. I'm saying as a board member you know and for the rest of the board.

Mr. Haber stated that is up to the board to decide. From a legal perspective I'm comfortable that the majority of the board has the right to make a change on the prior motion.

A resident asked did the mailing go out to the entire community?

Mr. Colcord stated I believe it went out my email.

A resident stated we never got anything.

Ms. O'Lear stated we decided at the meeting that if it wasn't an official binding vote that we would utilize the channels we have by eblast and signs at the amenity center and let the people who come up and use the amenity center, it was a sharing of opinions. This wasn't a legally binding vote we didn't use that language. We offered the opportunity to fill out the comment card.

Ms. Young stated so each person would have had to physically come up to fill out the card, it wasn't like we have done in the past where an email was sent out.

Ms. O'Lear stated an eblast was sent out and I told people that I could only consider responses that were under email to me or filled out on the cards. I wasn't going to try to cross reference. We talked about that we wanted people to make an effort to come up.

Mr. Walden stated you said an eblast did go out.

Ms. O'Lear stated yes it went out in several of the weekly newsletters. I think it went out twice by itself, it was posted on the Facebook page and everything was posted around the amenity center.

Mr. Walden asked when you send out an eblast does that eblast go to the entire community?

Ms. O'Lear responded we have about 3,000 email addresses.

Mr. Kaufman stated when I was on the board when situations were important the board made a decision and took care of the problem. Painting the building is not very important, maybe to some people it is. I think this board is smart enough to handle the situation themselves. Nobody is going to get insulted because of what the board decided to paint the building. This is a board decision, not a community decision.

Mr. Colcord stated we tried to do the right thing, tried to get resident input and every time it causes more problems.

Mr. Walden stated I have been on this board since 2007, we have never been in a position where we did not make sound decisions. I think we should stay humble about everything we do

as board members. When we took this job we took an oath and I think that we should stick to what we do as board members. That is ultimately take charge. We need to take charge of the situation and move forward.

Ms. Young stated let me say this, the dog park as an example. The reason we had to find out about the dog park was because we had to consider whether we needed to close off the pond and we needed to find out how many residents utilized the pond area and how many would need to utilize the small dog area versus a large dog area, we needed to find out what would be a safer way to make or update the dog park. That was the reason we did that survey because I personally am not out there every day to see how many people use the pond so we needed to know how many people used the pond. We needed to find out because we considered closing that pond off. That situation was a lot different than the color of the building. When Sue and I picked out the furniture we chose that, we did not send out a survey.

Mr. Walden stated I will move to sustain the last vote as such.

Mr. Oliver stated let's go back to the initial motion.

Mr. Haber stated I think it was a vote to reconsider the paint color.

Ms. McKinney stated James seconded the motion.

Mr. Oliver stated it is a motion and second to reconsider the paint color.

On voice vote with two in favor and Ms. Young, Mr. Colcord and Mr. Walden opposed the motion failed.

E. Operation Manager - Report

Mr. Wheeler gave an overview of the field manager's report, copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Other items discussed: utilization of room to be for fitness classes, congratulations to staff for hurricane preparedness, noticed improvement with VerdeGo on the hedges and weeds, request for more information in the minutes rather than relying on memories.

On MOTION by Mr. Walden seconded by Ms. Young with all in favor the minutes will no longer be in summary format.

Other items discussed: timing of suspension for policy violations to be taken into consideration, how is the board engaging people to participate, very little resident participation, possible solutions for more efficient school pickup, flier for hurricane preparedness, a report that someone cut trees in the preserve.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of August 31, 2022 and Statement of Revenues and Expenses for the Period Ending August 31, 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 MOTON by Mr. Walden seconded by Ms. McKinney with four in favor and Mr. Colcord abstained due to a conflict of interest invoice 2282 from Sundancer Sign Graphics in the amount of \$2,000 was approved.

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

NINTH ORDER OF BUSINESS

Action Items for Follow-Up

Mr. Oliver stated I will send out my notes of the meeting tomorrow morning.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 14, 2022 at 8:30 a.m. @ Bartram Springs Amenity Center

Mr. Oliver stated the next meeting will be November 14, 2022 at 8:30 a.m. in the same location.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the meeting adjourned at 7:55 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Bartram Springs CDD

Maintenance Service Contract

Re: Requested 2023 Price Increase Details

VerdeGo Landscape is proposing and requesting a 7% contract price increase going into the 2022-2023 contract year, effective October 1, 2022. The 7% annual price increase would amount to an additional \$12,863.72 over the current contract amount of \$183,767.38 for a new annual contract amount of \$196,631.10.

In the last 12 months (or less), the landscape services, “Green”, industry has seen a significant impact of cost increases due to current economic, energy, and labor issues. In fact, year over year, VerdeGo has seen an overall increase of approximately **16.1%** for its costs to perform the same services.

Here is a more detailed look at service cost increases between Aug ’21 to Aug’22:

	Increase %
Labor	15.2%
Mulch	11.9%
Palm Pruning	17.6%
Chemical/Fertilizer	14.3%
Irrigation Parts	24.5%
Fuel	22.0%
Other Overheads	10.8%
Overall	16.1%

Although Verdego is seeing a significantly higher percentage of price increases, we are requesting only a 7% increase to reduce some of that impact and allow us to continue to provide the same level of service that Bartram Springs CDD expects.

Bruno Perez
Director of Maintenance

2022-2023 Increase Evaluation

<u>Vesta Property</u>	<u>Landscape Vendor</u>	<u>Percentage Increase</u>
1. Julington Creek Plantation	Brightview	2%
2. Tisons Landing	Lawn Boys	4%
3. Heritage Landing	Brightview	7.7%
4. Durbin Crossing	Yellow Stone	17%
5. Markland	Yellow Stone	12%

In an evaluation of the annual increases since 2018, we have experienced a 3% increase each year until 2022, which is a standard increase considering the financial environment through the pandemic reaching this point. Currently, as described above, we will have a 7% increase for the 2023 fiscal year. This is a nominal increase given what other vesta properties are experiencing on average. Each of the 5 properties on average experienced a 8.54% increase overall to their fiscal pricing.

SIXTH ORDER OF BUSINESS



Integrated Access Solutions
(904)894-8114
2227 Crystal Cove Dr
Green Cove Springs, Florida
32043
United States

Prepared For
Bartram Springs

Estimate Date
10/21/2022

Estimate Number
0000923

Description	Rate	Qty	Line Total
Pole Fabrication Fabrication of pole to mount Cameras	\$350.00 +Duval	1	\$350.00
Outdoor NEMA enclosure to house the POE switch	\$873.75 +Duval	1	\$873.75
5.8 Ghz Enstation Antenna Kit	\$357.00 +Duval	1	\$357.00
5MP Starlight 2.8mm Dome, IR, SMD	\$279.99 +Duval	2	\$559.98
5 Port PoE switch	\$100.49 +Duval	1	\$100.49
Labor for installation, setup and testing	\$120.00 +Duval	8	\$960.00
Subtotal			3,201.22
Duval (7.5%)			240.09
Estimate Total (USD)			\$3,441.31

Terms

Workmanship warranty is one year from install date.

Manufacturer warranty is per manufacturer.

Payment terms will be 50% down and 50% upon completion.

SEVENTH ORDER OF BUSINESS

B.

October 28, 2022

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

**RE: Consulting Engineer's Report
Section 11.22 of the Master Trust Indenture
Bartram Springs Community Development District
Special Assessment Bond Series 2016-1
Special Assessment Bond Series 2016-2**

Dear Mr. Oliver:

In accordance with Section 11.22 of the Master Trust Indenture, we have completed our annual review of the Bartram Springs Community Development District improvements. We hereby offer the following consulting engineer report.

We have inspected the recreational facilities owned and maintained by the District and have found them in generally good condition and well maintained. Additional maintenance or repair is not necessary at this time.

Additionally, we have inspected the entry features and have found them to be in good condition, well maintained and in good working order. This includes regular maintenance by the operator. It is not recommended that any additional maintenance or repair is necessary at this time.

We have inspected the landscaping within the common areas and have found them in generally good condition and well maintained. There is one minor issue noted regarding the irrigation system. A damaged sprinkler head was noted across the street from lot 372 Cherry Lake Drive West that has caused a washout under the sidewalk. This sprinkler head and washout should be repaired.

The stormwater facilities (ponds and outfall structures) were inspected and were found to be generally in good condition and well maintained. Additional maintenance or repair is not necessary at this time.

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

Sincerely,

England-Thims & Miller, Inc.

10/28/22

Date

George V. Katsaras, P.E.

District Engineer
ETM
VISION • EXPERIENCE • RESULTS

England – Thims & Miller, Inc.
14775 Old St. Augustine Road., Jacksonville, FL 32258
Phone (904) 642-8990 CA No: 00002584

D.



General Manager's Report

Date of report: 11/7/2022

Submitted by: Sue O'Lear

GENERAL MANAGER UPDATE

Supervisors,

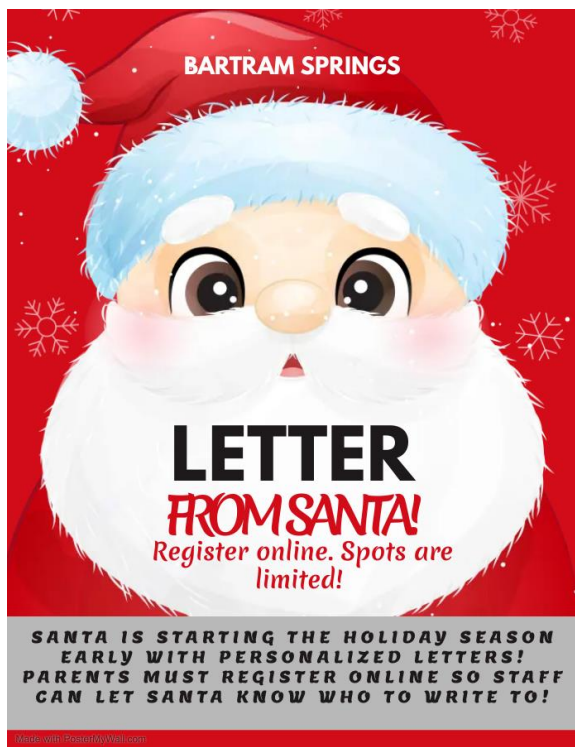
After a robust schedule of Fall activities, we are now looking forward to decorating for the holidays, hosting lots of fun holiday functions in the Social Hall and Fire Pit for private rentals, and being ready for our expanded Cookies with Santa event. We also continue to prepare for our Summer Season Employment/Hiring Fair, updating seasonal staff training materials and planning, and making sure we are ready to go for Spring Break.

Fall Festival and Trunk or Treat

We had record breaking attendance at our two biggest fall events, the Fall Festival and Trunk or Treat. It was great to see people saying positive things online, posting photos and videos of both events, and to have such great attendance.



UPCOMING EVENTS – No Board Action



E.

1.

Bartram Springs

Field Operations Manager's Report

Date of report: 11/14/2022

Submitted by Winslow Wheeler

VerdeGo-No Board Action Necessary

For fiscal year 2023 VerdeGo has submitted a 7% increase to the contract. The verbiage and cause for the increase is within the letter drafted, but I provide a copy of the letter and reasons for increase here. Also, this writer has provided a cost comparison of other Vesta locations, their landscape provider and their percentages of increase.

“VerdeGo Landscape is proposing and requesting a 7% contract price increase going into the 2022-2023 contract year, effective October 1, 2022. The 7% annual price increase would amount to an additional

\$12,863.72 over the current contract amount of \$183,767.38 for a new annual contract amount of \$196,631.10.

In the last 12 months (or less), the landscape services, “Green”, industry has seen a significant impact of cost increases due to current economic, energy, and labor issues. In fact, year over year, VerdeGo has seen an overall increase of approximately **16.1%** in its costs to perform the same services.

Although Verdego is seeing a significantly higher percentage of price increases, we are requesting only a 7% increase to reduce some of that impact and allow us to continue to provide the same level of service that Bartram Springs CDD expects.”

2022-2023 Increase Evaluation

<u>Vesta Property</u>	<u>Landscape Vendor</u>	<u>Percentage Increase</u>
1. Julington Creek Plantation	Brightview	2%
2. Tisons Landing	Lawn Boys	4%
3. Heritage Landing	Brightview	7.7%
4. Durbin Crossing	Yellow Stone	17%
5. Markland	Yellow Stone	12%

In an evaluation of the annual increases since 2018, we have experienced a 3% increase each year until 2022, which is a standard increase considering the financial environment through the pandemic reaching this point. Currently, as described above, we will have a 7% increase for the 2023 fiscal year. This is a nominal increase given what other vesta

properties are experiencing on average. Each of the 5 properties on average experienced an 8.54% increase overall to their fiscal pricing.

Integrated Access Systems- Board Action Necessary

On the weekend of 10/15/2022 this writer became aware of vandalism occurring on the soccer field in that there were two pylons that appeared to be knocked over by some sort of golf cart or similar vehicle. In addition, the bike rack closest to BSP was pulled out of the ground. All items have been repaired. This has promoted the suggestion of increasing the security in this area. We are able to install a security camera to help prevent further vandalism in this area. A camera placed on the corner of the soccer field will allow that area to be incorporated in the current system. The instillation for this addition is as follows. A white pole will be mounted on the field in the corner closest to Ginny Springs Road that will provide a view of the length and width of the soccer field. We will use the existing power that manages the irrigation system, and the image will be available on the camera system in the main office.

Integrated Access System- \$3,441.31

IBIS Facility Painting update- No board action necessary

Painting of the facility began on 10/15/2022. At this point all is going very well and the amenity center should be completed by the end of this week. The crew will then begin the outliers to include the tower area out front, veterans park and the community walls.

Other projects for the off season- No board action necessary

In the off season there are several projects with the most visual will be the painting of the amenity center, instillation of new rubber mulch, the parking lot lines will be repainted, and Christmas lighting will be installed approximately 11/28/2022.

Completed Projects

1. Repaired entry way fountain.
2. Repaired CDD light poles.
3. Painting of the facility began on 10/15/22 and is expected to take 3-4 weeks.
4. Repaired entry way at recreation pool.
5. Renovation of the lifeguard office.
6. Renovation of the bushes at veteran's park.
7. Repaired gym urinal.
8. All community street sign and road markers are complete.
9. Dock construction completed.

10. Annuals installed for October, expected this week.
11. All cameras repaired or replaced per proposal. Addition work was approved also.
12. Added five yards of sand for the volleyball court.
13. Repaired impeller for recreational pool
14. Repaired fountain at front entry.
15. The new card system was replaced.
16. Office TV installed for the camera system
17. Removed all wasps' nests on pool deck and surrounding.
18. Ongoing pool tile cleaning.
19. Exchanged military flags at dog park.
20. Repaired handrail on lap pool.
21. Community potholes, working with COJ for repairs.
22. Ongoing raking of volleyball court and dog park.
23. Repaired fence between tennis court and pool pit area.
24. Replaced gym sink.
25. Replacing entry gate to slide tower.
26. Repaired fences at dog park.
27. Repaired tennis gate.
28. Pressure washed baby pool awnings.
29. Black obsolete lights removed from pond area.
30. Repaired Gym door locks.
31. Ongoing cleaning and testing of all gutter drains for Iron.
32. New Mulch has been installed in the community and both parks.
33. Placed fill dirt in soccer field.
34. Amenity ceiling lights changed in bathrooms.
35. Evaluated all sump pumps for operations.
36. Installed dirt and sod around all new park benches.
37. Cleaned all cobwebs from amenity ceilings.
38. Repaired lights as needed and reported to JEA, where necessary.
39. Monthly follow up on community street lighting.
40. Daily maintenance is completed of the pools and Amenity center area.

Expected Projects

1. Replace red sconce lights on pool deck.
2. Paint new Parking lot lines at the amenity center and veteran's park.
3. Replace all rubber mulch.
4. Additional fountain spout installed
5. Front entry bank repair.
6. Christmas lights installation after thanksgiving.
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.



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
10/3/22	Bartram Springs	David Landschoot	August

SERVICE SUMMARY

COMPLETED IN AUGUST

- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Spraying/Pruning)
- Weeds pulled Entry beds on walls out front
- Weeds pulled in Annual beds
- Natural bed between soccer field and road sprayed for weeds
- Sprayed crack weeds at amenity center and around club house with a pre-emergent
- Hedges at amenity center trimmed
- Weed Pulled inside pool and clubhouse beds
- Main line repairs and irrigation repairs BSP
- Weeds and vines along berms treated and removed
- Pins straw installed on Berms

ANTICIPATED 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
- Spraying of Herbicide to target weed pressure on roadways and Landscaped beds
- Trimming hedges at clubhouse and along Bartram Springs Parkway
- Spraying of Berms for weeds and cutting back struggling hedges

Comments

Weeds: With the amount of precipitation, we have been receiving daily it is causing a large number of weeds to grow throughout the property. We are actively spraying and hand pulling to fight the increasing amounts of weeds to ensure properties overall appearance

TURF We are working to target and spot treat weeds in turf throughout the property

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

LAKE DOCTORS UPDATE- please see attached

- Routine monthly treatments continue, with temperatures expected to decline algae and vegetation growth should begin to decline also. 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 summer. The water has been clear overall, and the brim, 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.

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



2.



Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL.,

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number

1690943

Account Number

709275

Services Were Completed On:

8/11/2022

Services Performed for:

BARTRAM SPRINGS CDD
Winslow Wheeler
14530 Cherry Lake Drive East, Jacksonville, FL
Jacksonville, FL 32258

Billing Address:

BARTRAM SPRINGS CDD
Winslow Wheeler
14530 Cherry Lake Drive East
Jacksonville, FL 32258

Environmental Conditions:

Sky
Overcast

Wind
1.01

Temperature
88.59

Wind
South

Humidity:
67.0000

Below you will find a detail breakdown of the service(s) we provided.

Invoice Notes

Ponds were treated as follows:

02: Emergent, Terrestrial
03: Emergent, Terrestrial
04: Inspection
15: Algae, Emergent, Terrestrial
16: Algae
17: Inspection
18: Inspection
19: Algae
20: Algae
21: Inspection
22: Inspection
23: Algae
24: Algae, Underwater, Emergent, Terrestrial
25: Algae, Emergent, Terrestrial
26: Emergent, Terrestrial

Services Provided During This Visit

Treated for Algae, Inspected Ponds, Inspected OutFall Area, Pond Dye Added, Treated waterbody for Algae and Invasive Aquatic V

Observations

Thank you

Technician Signature

Customer Signature (when required)

Jesse Mason

NINTH ORDER OF BUSINESS

A.

Bartram Springs

Community Development District

Unaudited Financial Reporting
September 30, 2022

Meeting Date
November 14, 2022



Table of Contents

I.	<u>Financial Statements - September 30, 2022</u>
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II.	<u>Assessment Receipts Schedule</u>
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III.	<u>Long-term Debt Report</u>
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IV.	<u>Check Register Summary 9/1/2022 - 9/30/2022</u>
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BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2022

	General	Debt Service	Capital Reserve	Total Governmental Funds
ASSETS:				
CASH				
Hancock Bank	\$171,202	---	---	\$171,202
Petty Cash	\$200	---	---	\$200
Capital Reserve	---	---	\$137,246	\$137,246
INVESTMENTS				
State Board	\$7,790	---	---	\$7,790
Custody - Excess Funds	\$109,089	---	---	\$109,089
Series - 2021				
Revenue	---	\$161,665	---	\$161,665
ELECTRIC DEPOSITS	\$720	---	---	\$720
PREPAID EXPENSES	\$57,089	---	---	\$57,089
TOTAL ASSETS	\$346,090	\$161,665.20	\$137,246	\$645,002
LIABILITIES:				
ACCOUNTS PAYABLE	\$42,354	---	---	\$42,354
ACCRUED EXPENSES	\$14,169	---	---	\$14,169
DEFERRED REVENUE	\$24,106	---	---	\$24,106
TOTAL LIABILITIES	\$80,628	\$0	\$0	\$80,628
FUND BALANCES:				
NONSPENDABLE	\$57,809	---	---	\$57,809
UNASSIGNED	\$207,653	---	---	\$207,653
RESTRICTED FOR DEBT SERVICE	---	\$161,665	---	\$161,665
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$137,246	\$137,246
TOTAL FUND BALANCES	\$265,462	\$161,665	\$137,246	\$564,374
TOTAL LIABILITIES & FUND EQUITY	\$346,090	\$161,665	\$137,246	\$645,002

BARTRAM SPRINGS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
REVENUES:				
Maintenance Assessments	\$1,352,945	\$1,352,945	\$1,357,323	\$4,378
Facility Income	\$8,000	\$8,000	\$10,154	\$2,154
Program Sharing - ASG	\$7,000	\$7,000	\$17,283	\$10,283
Comcast Revenue Share	\$20,000	\$20,000	\$16,455	(\$3,545)
Interest/Miscellaneous Income	\$200	\$200	\$5,235	\$5,035
TOTAL REVENUES	\$1,388,145	\$1,388,145	\$1,406,450	\$18,305

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$12,000	\$11,400	\$600
Fica Expense	\$918	\$918	\$872	\$46
Engineering Fees	\$6,000	\$6,000	\$5,360	\$640
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Arbitrage	\$600	\$600	\$600	\$0
Attorney Fees	\$38,000	\$38,000	\$23,152	\$14,848
Trustee Fees	\$12,300	\$12,300	\$4,041	\$8,259
Annual Audit	\$3,250	\$3,250	\$3,250	\$0
Management Fees	\$53,645	\$53,645	\$53,645	(\$1)
Computer Time	\$1,250	\$1,250	\$1,250	\$0
Website Maintenance	\$2,340	\$2,340	\$2,340	\$0
Telephone	\$648	\$648	\$762	(\$114)
Postage	\$1,000	\$1,000	\$2,360	(\$1,360)
Insurance	\$55,332	\$55,332	\$52,067	\$3,265
Printing & Binding	\$1,500	\$1,500	\$2,504	(\$1,004)
Record Storage	\$350	\$350	\$0	\$350
Legal Advertising	\$2,900	\$2,900	\$2,191	\$709
Other Current Charges	\$1,000	\$1,000	\$851	\$149
Office Supplies	\$350	\$350	\$186	\$164
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$198,558	\$198,558	\$172,005	\$26,553

AMENITY CENTER

Utilities:

Electric	\$65,000	\$65,000	\$65,812	(\$812)
Water/Irrigation	\$26,000	\$26,000	\$19,336	\$6,664
Cable	\$9,580	\$9,580	\$12,263	(\$2,683)
Gas	\$1,500	\$1,500	\$1,325	\$175
Trash Removal	\$9,408	\$9,408	\$8,629	\$779

Security:

Security Monitoring	\$1,000	\$1,000	\$540	\$460
Access Cards	\$2,200	\$2,200	\$603	\$1,597

Management Contracts:

Facility Management	\$173,493	\$173,493	\$173,493	(\$0)
Pool Attendants	\$77,174	\$77,174	\$74,121	\$3,053

BARTRAM SPRINGS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Field Management/Administration	\$66,934	\$66,934	\$66,934	\$0
Pool Maintenance	\$41,878	\$41,878	\$41,878	\$0
Janitorial	\$38,940	\$38,940	\$38,940	\$0
Gym Monitor	\$29,496	\$29,496	\$29,496	\$0
Facility Maintenance	\$49,844	\$49,844	\$53,405	(\$3,561)
Pool Chemicals	\$25,000	\$25,000	\$27,647	(\$2,647)
Mobile Application	\$3,000	\$3,000	\$3,000	\$0
Facility Maintenance - COVID	\$5,000	\$5,000	\$3,582	\$1,418
Repairs and Maintenance	\$64,660	\$64,660	\$85,536	(\$20,876)
Special Events	\$17,050	\$17,050	\$22,290	(\$5,240)
Holiday Decorations	\$7,500	\$7,500	\$10,909	(\$3,409)
Fitness Center Repairs/Supplies	\$9,500	\$9,500	\$7,181	\$2,319
Office Supplies	\$4,500	\$4,500	\$8,002	(\$3,502)
ASCAP/BMI Licenses	\$3,000	\$3,000	\$0	\$3,000
TOTAL AMENITY CENTER	\$731,657	\$731,657	\$754,920	(\$23,263)
<i>GROUPS MAINTENANCE</i>				
Landscape Maintenance	\$182,000	\$182,000	\$178,445	\$3,555
Landscape Contingency	\$40,000	\$40,000	\$38,018	\$1,982
Lake Maintenance	\$20,328	\$20,328	\$20,328	\$0
Fountain Maintenance	\$1,600	\$1,600	\$869	\$731
Grounds Maintenance	\$20,000	\$20,000	\$4,489	\$15,511
Pump Repairs	\$7,500	\$7,500	\$3,433	\$4,067
Streetlight Repairs	\$5,700	\$5,700	\$1,350	\$4,350
Irrigation Repairs	\$10,000	\$10,000	\$13,739	(\$3,739)
Miscellaneous	\$2,500	\$2,500	\$670	\$1,830
Capital Reserves Contributions	\$168,302	\$168,302	\$168,302	\$0
TOTAL GROUNDS MAINTENANCE	\$457,930	\$457,930	\$429,643	\$28,287
TOTAL EXPENDITURES	\$1,388,145	\$1,388,145	\$1,356,569	\$31,576
EXCESS REVENUES/(EXPENDITURES)	\$0		\$49,881	
Fund Balance - Beginning	\$0		\$215,581	
Fund Balance - Ending	\$0		\$265,462	

Bartram Springs
Community Development District
General Fund
Month By Month Income Statement

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
Revenues:													
Maintenance Assessments	\$0	\$106,605	\$1,182,917	\$23,401	\$5,555	\$9,361	\$13,368	\$5,490	\$10,625	\$0	\$0	\$0	\$1,357,323
Facility Income	(\$325)	\$1,833	\$681	\$0	\$0	\$4,346	(\$163)	\$960	\$0	\$1,630	\$1,192	\$0	\$10,154
Program Sharing - ASG	\$0	\$0	\$0	\$0	\$0	\$11,835	\$0	\$1,659	\$0	\$3,790	\$0	\$0	\$17,283
Comcast Revenue Share	\$0	\$0	\$5,347	\$0	\$0	\$5,442	\$0	\$0	\$0	\$0	\$5,666	\$0	\$16,455
Interest/Miscellaneous Income	\$1	\$286	\$1	\$4	\$5	\$1,506	\$6	\$42	\$11	\$3,014	\$138	\$220	\$5,235
Total Revenues	(\$324)	\$108,724	\$1,188,947	\$23,406	\$5,561	\$32,490	\$13,212	\$8,151	\$10,635	\$8,433	\$6,995	\$220	\$1,406,450
Expenditures:													
<u>Administrative</u>													
Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$800	\$1,000	\$11,400
FICA Expense	\$77	\$77	\$77	\$77	\$61	\$77	\$77	\$61	\$77	\$77	\$61	\$77	\$872
Engineering	\$0	\$582	\$291	\$291	\$408	\$97	\$291	\$291	\$0	\$2,284	\$534	\$291	\$5,360
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	\$4,041	\$0	\$0	\$4,041
Attorney	\$0	\$3,960	\$1,099	\$1,914	\$876	\$4,568	\$3,694	\$227	\$3,241	\$3,575	\$0	\$0	\$23,152
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,250	\$0	\$0	\$0	\$3,250
Management Fees	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$53,645
Computer Time	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$1,250
Website	\$290	\$290	\$5	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$2,340
Telephone	\$14	\$22	\$82	\$84	\$105	\$64	\$86	\$72	\$72	\$71	\$0	\$88	\$762
Postage	\$97	\$81	\$59	\$77	\$75	\$100	\$42	\$59	\$1,463	\$132	\$99	\$77	\$2,360
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	\$1,199	\$246	\$289	\$107	\$2,504
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	\$570	\$0	\$468	\$159	\$2,191
Other Current Charges	\$52	\$4	\$41	\$45	\$62	\$94	\$82	\$88	\$85	\$139	\$98	\$62	\$851
Office Supplies	\$6	\$1	\$11	\$6	\$7	\$6	\$6	\$6	\$12	\$113	\$6	\$6	\$186
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$63,549	\$10,739	\$7,454	\$8,569	\$7,319	\$11,630	\$10,303	\$6,499	\$15,737	\$16,446	\$7,124	\$6,636	\$172,005

Bartram Springs
Community Development District
General Fund
Month By Month Income Statement

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
<u>Amenity Center</u>													
Utilities													
Electric	\$5,176	\$4,479	\$4,202	\$5,044	\$6,183	\$5,523	\$5,027	\$5,394	\$5,372	\$6,121	\$6,730	\$6,562	\$65,812
Water/irrigation	\$1,791	\$1,267	\$1,311	\$1,124	\$2,622	\$1,187	\$1,119	\$1,177	\$2,665	\$1,589	\$1,981	\$1,502	\$19,336
Cable	\$801	\$800	\$1,151	\$1,045	\$1,055	\$823	\$1,060	\$1,073	\$1,105	\$1,103	\$1,120	\$1,127	\$12,263
Gas	\$186	\$74	\$151	\$103	\$74	\$126	\$114	\$152	\$151	\$96	\$26	\$71	\$1,325
Trash Removal	\$0	\$484	\$814	\$814	\$814	\$814	\$814	\$814	\$814	\$814	\$814	\$814	\$8,629
Security													
Security Monitoring	\$0	\$280	\$0	\$0	\$0	\$120	\$0	\$0	\$140	\$0	\$0	\$0	\$540
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	\$14,458	\$14,458	\$14,458	\$14,458	\$173,493
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$13,148	\$8,962	\$18,153	\$19,689	\$9,628	\$4,541	\$74,121
Night Swim	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt/Admin	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$66,934
Pool Maintenance	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$41,878
Pool Chemicals	\$1,583	\$1,583	\$1,731	\$1,731	\$1,731	\$1,731	\$2,811	\$2,811	\$2,984	\$2,984	\$2,984	\$2,984	\$27,647
Janitorial	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$38,940
Gym Monitor	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$29,496
Facility Maintenance	\$4,154	\$4,154	\$4,154	\$4,154	\$4,154	\$7,186	\$4,154	\$4,154	\$4,154	\$4,154	\$4,154	\$4,682	\$53,405
Mobile Application	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Facility Maintenance - COVID	\$796	\$398	\$796	\$597	\$398	\$597	\$0	\$0	\$0	\$0	\$0	\$0	\$3,582
Repairs and Maintenance	\$7,237	\$5,507	\$5,224	\$4,472	\$5,721	\$4,586	\$4,931	\$8,664	\$14,924	\$15,886	\$1,450	\$6,933	\$85,536
Special Events	\$2,976	\$1,471	\$1,649	\$779	\$311	\$489	\$7,514	\$748	\$369	\$3,851	\$2,135	\$0	\$22,290
Holiday Decorations	\$0	\$5,283	\$947	\$0	\$0	\$0	\$0	\$183	\$0	\$0	\$4,496	\$0	\$10,909
Fitness Center Repairs/Supplies	\$145	\$0	\$432	\$0	\$1,240	\$358	\$916	\$81	\$3,036	\$768	\$205	\$0	\$7,181
Office Supplies	\$813	\$450	\$155	\$293	\$276	\$2,283	\$549	\$427	\$246	\$1,038	\$850	\$622	\$8,002
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$55,739	\$55,709	\$52,195	\$49,634	\$54,057	\$55,300	\$71,635	\$64,117	\$83,592	\$87,573	\$66,052	\$59,318	\$754,920
<u>Grounds Maintenance</u>													
Landscape Maintenance	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,898	\$14,868	\$178,445
Landscape Contingency	\$0	\$163	\$14,103	\$0	\$1,242	\$4,050	\$6,450	\$4,925	\$4,247	\$700	\$789	\$1,350	\$38,018
Lake Maintenance	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$20,328
Fountain Maintenance	\$0	\$0	\$285	\$0	\$0	\$285	\$0	\$0	\$299	\$0	\$0	\$0	\$869
Grounds Maintenance	\$637	\$553	\$0	\$1,425	\$290	\$0	\$0	\$692	\$170	\$113	\$547	\$62	\$4,489
Pump Repairs	\$56	\$925	\$0	\$0	\$525	\$0	\$245	\$925	\$0	\$0	\$525	\$232	\$3,433
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	\$1,839	\$0	\$0	\$1,231	\$867	\$0	\$518	\$13,739
Capital Reserves Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,302	\$0	\$0	\$0	\$168,302
Total Grounds Maintenance	\$20,019	\$19,280	\$34,999	\$19,380	\$19,289	\$23,778	\$23,566	\$23,104	\$190,811	\$18,242	\$18,453	\$18,725	\$429,643
Total Expenditures	\$139,307	\$85,727	\$94,648	\$77,583	\$80,665	\$90,708	\$105,504	\$93,720	\$290,140	\$122,261	\$91,629	\$84,678	\$1,356,569
Excess Revenues (Expenditures)	(\$139,631)	\$22,996	\$1,094,298	(\$54,177)	(\$75,104)	(\$58,218)	(\$92,292)	(\$85,569)	(\$279,504)	(\$113,827)	(\$84,634)	(\$84,457)	\$49,881

BARTRAM SPRINGS
Community Development District
Debt Service - Series 2021
Statement of Revenues & Expenditures
For the Period Ended September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
REVENUES:				
Assessments 2021-1	\$1,192,771	\$1,192,771	\$1,196,721	\$3,950
Assessments 2021-2	\$39,277	\$39,277	\$39,405	\$128
Interest Earned	\$300	\$300	\$969	\$669
EXPENDITURES:				
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
OTHER SOURCES/(USES):				
Interfund Transfer In - COI	\$0	\$0	\$6,866	\$6,866
EXCESS REVENUES/(EXPENDITURES)	\$35,087		\$46,700	
Fund Balance - Beginning	\$110,308		\$114,965	
Fund Balance - Ending	\$145,395		\$161,665	

BARTRAM SPRINGS
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period Ended September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
REVENUES:				
Capital Reserve Contribution	\$168,302	\$168,302	\$168,302	\$0
EXPENDITURES:				
Capital Projects	\$75,000	\$75,000	\$95,129	(\$20,129)
Repairs and Maintenance	\$142,006	\$142,006	\$47,997	\$94,009
Other Service Charges	\$800	\$800	\$360	\$440
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENDITURES)	(\$49,504.00)		\$24,816	
Fund Balance - Beginning	\$141,463		\$112,431	
Fund Balance - Ending	\$91,959		\$137,246	

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

B.

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

DIRECT BILLS					
DIRECT BILLS ASSESSED	UNITS	2021-1 DEBT ASSESSED	2021-2 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
COMMERCIAL - BS CENTER, LLC	21,818	13,854.43	-	9,173.48	23,027.91
DIRECT BILLS RECEIVED		2021-1 DEBT RECEIVED	2021-2 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% due 11/1/21, 25% due 2/1/22, and 25% due 5/1/22					

TAX ROLL					
TOTAL TAX ROLL	UNITS	2021-1 DEBT ASSESSED	2021-2 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	1,694	1,179,025.84	39,277.22	1,343,771.66	2,562,074.72
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	2016-1 DEBT RECEIVED	2016-2 DEBT RECEIVED	O&M RECEIVED	TOTAL 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	2021-1 DEBT SERVICE	2021-2 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 BILL	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.

BARTRAM SPRINGS
Community Development District
Check Register Summary 9/1/2022 - 9/30/2022

Check Date	Check No.	Amount
General Fund - Hancock		
9/1/22	2295	\$788.00
9/13/22	2296-2310	\$117,469.68
9/23/22	2311-2318	\$37,534.17
		<hr/> \$155,791.85
General Fund - Capital Reserve		
9/15/22	281	\$13,675.00
9/23/22	282	\$1,893.00
		<hr/> \$15,568.00
Utilities and Autopayments		
9/6/22	Comcast	\$233.74
9/6/22	Comcast	\$721.70
9/9/22	JEA	\$8,064.58
9/12/22	Comcast	\$181.45
9/21/22	Rubicon	\$814.44
9/23/22	Hancock Whitney Purchase Cards	\$3,215.80
		<hr/> \$13,231.71
Total		<hr/> \$184,591.56

*Fedex invoices will be available upon request.

*** CHECK DATES 09/01/2022 - 09/30/2022 ***
 BARTRAM SPRINGS - GENERAL FUND
 BANK B GENERAL FUND-HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/13/22	00201	9/01/22	13129560 202209 320-57200-46500 SEP POOL CHEMICALS		*	2,983.93	
			POOLSURE				2,983.93 002303
9/13/22	00208	8/30/22	100330 202208 320-57200-43600 REPAIR FITNESS EQUIPMENT		*	205.00	
			SOUTHEAST FITNESS REPAIR				205.00 002304
9/13/22	00481	6/17/22	12663015 202206 330-57200-46000 FINAL BILL		*	2,008.20	
			SUNBELT RENTALS, INC.				2,008.20 002305
9/13/22	00040	9/01/22	24056B 202209 330-57200-46600 SEP LAKE MANAGEMENT		*	1,694.00	
			THE LAKE DOCTORS INC				1,694.00 002306
9/13/22	00406	9/01/22	2844 202209 310-51300-35101 SEP MAINTENANCE FEE		*	95.00	
			ROBERTA G NAGLE DBA UNICORN				95.00 002307
9/13/22	00351	7/31/22	401525 202207 320-57200-33100 JUL LIFEGUARD HOURS		*	19,689.30	
		7/31/22	401786 202207 330-57200-46000 AIR FRESHNERS, BLEACH		*	1,859.24	
		7/31/22	401786 202207 330-57200-46000 POOL SUPPLIES		*	510.50	
		7/31/22	401786 202207 330-57200-46000 BLOWER REPAIR		*	133.73	
		7/31/22	401786 202207 330-57200-46000 UMBRELLAS		*	440.88	
		7/31/22	401786 202207 310-51300-51000 EBLAST-CONSTANT CONTACT		*	105.00	
		8/31/22	402517 202208 320-57200-49300 KIDS ACTIVITY NIGHT 8/20		*	72.00	
			VESTA PROPERTY SERVICES, INC.				22,810.65 002308
9/13/22	00388	6/16/22	8521 202206 330-57200-46200 MAINLINE BREAK UNDER OAK		*	1,231.10	
		9/01/22	9174 202209 330-57200-46200 SEP LANDSCAPE MAINTENANCE		*	14,867.92	
			VERDEGO, LLC				16,099.02 002309
9/13/22	00429	8/10/22	S77726 202208 330-57200-46000 RPR A/C UNIT		*	371.65	
			WEATHER ENGINEERS, INC.				371.65 002310

BSPR BART SPRING BPEREGRINO

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK..... AMOUNT	....CHECK..... #
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		
9/23/22	00429	9/14/22	S79353	202209	330-57200-46000	WATER LEAK IN SOCIAL HALL			*	262.67
		9/14/22	S79589	202209	330-57200-46000	RPLC FAN COIL BLOWER BELT			*	206.39
WEATHER ENGINEERS, INC.										469.06 002318

TOTAL FOR BANK B										155,791.85
TOTAL FOR REGISTER										155,791.85

Mulch Masters, LLC
230 Lee Road
JACKSONVILLE, FL 32225 US
(904)727-1100
mulchmastersjax@gmail.com
<http://www.mulchmasters.com>

INVOICE

BILL TO

Bartram Springs CDD
875 Town Place, Suite 114
St Augustine, FL 32092

INVOICE # 130682
DATE 08/24/2022
DUE DATE 09/23/2022
TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Rubber Mulch	35	19.68	688.80
Rubber Mulch			
Delivery - Local	1	100.00	100.00
Delivery - Local			

BALANCE DUE

\$788.80

486 B

1.330.572.46250

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 #
8/4/2022	43491

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: (2) ENTRY WAY WELLS <i>Rumps</i> MAINTENANCE: - CLEANED OUT PUMP HOUSINGS - CHECKED PUMPS FOR LEAKS - CHECKED START CAPS - CHECKED AMPS & VOLTS 1.330.572.461 140 B	525.00	525.00

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

Total \$525.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.

Payments/Credits \$0.00

*ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.
 *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Balance Due \$525.00



INVOICE

Customer	Bartram Springs Community Development District
Acct #	278
Date	09/02/2022
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 57,089.00
Payment Amount	
Payment for:	Invoice#16613
100122540	

Thank You



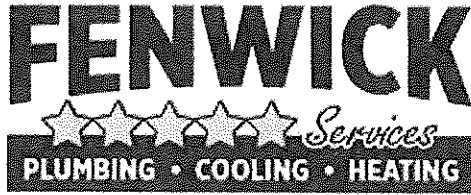
Please detach and return with payment

9/6 Hold for Approval per BP

Customer: Bartram Springs Community Development District

Invoice	Effective	Transaction	Description	Amount
16613	10/01/2022	Renew policy	Policy #100122540 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/2/2022 1.300.15500.10000 206B	57,089.00
				Total
				\$ 57,089.00
				Thank You
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/02/2022
Atlanta, GA 30374-8555	scllmer@egisadvisors.com	



Fenwick Services
11623 Columbia Park Drive E.
Jacksonville, FL 32258
P: (904)-724-7022
www.fenwickhomeservices.com
Plumbing Lic#: CFC040039

9/6/22 Approved-rprs for gym toilet

BILL TO

Bartram Springs Club House
475 West Town Place
St. Augustine, FL 32092 USA

INVOICE
283095

INVOICE DATE
Sep 02, 2022

JOB ADDRESS

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

Completed Date:

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

Urinal clogged to unclogged the urinal need to be snake and clean, urinal cleared test it and it's working properly and it's draining properly
15 days guarantee

TASK	DESCRIPTION	QTY	PRICE	TOTAL
DISPFEE	Dispatch Fee: Standard Dispatch Fee	1.00	\$89.00	\$89.00
FUELSURCHARGE	Fuel Surcharge: Fuel Surcharge	1.00	\$25.00	\$25.00
DURN	Urinal Drain: Cleared urinal drain line	1.00	\$272.00	\$272.00

1.330.512.460
416 B

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$386.00
TAX	\$0.00
TOTAL DUE	\$386.00
BALANCE DUE	\$386.00

Thank you for choosing Fenwick Plumbing Services LLC.

We appreciate your business!

CUSTOMER AUTHORIZATION

I, the undersigned, am owner/authorized representative/tenant of the premises at which the work mentioned above is to be done. I hereby authorize you to perform Diagnosis/Solution, and to use such labor and materials as you deem advisable.

Sign here

Jm Telle

Date 9/2/2022

CUSTOMER ACKNOWLEDGEMENT

I find the service and materials rendered in connection with the above work mentioned to have been completed in a satisfactory manner. I agree that the amount set forth on labeled "TOTAL" to be the total and complete flat rate/minimum charge. I agree to pay reasonable attorney fees and court costs in the event of legal action. A monthly service charge of 1 1/2% will be added after 10 days. I acknowledge that I have read and received a legible copy of this contract and have read the Notice to Owner and statement required thereon.

Sign here

Jm Telle

Date 9/2/2022

Governmental Management Services, LLC

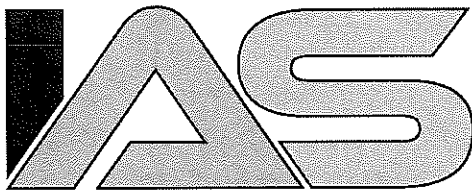
1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 554**Invoice Date:** 9/1/22**Due Date:** 9/1/22**Case:****P.O. Number:****Bill To:**

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

9/6 Approved

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022	1,310.573.340	4,470.42	4,470.42
Website Administration - September 2022	352	100.00	100.00
Information Technology - September 2022	351	104.17	104.17
Office Supplies	510	5.98	5.98
Postage	420	76.57	76.57
Copies	425	106.50	106.50
Telephone	1,310.573.410	88.33	88.33
		Total	\$4,951.97
		Payments/Credits	\$0.00
		Balance Due	\$4,951.97



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

Integrated Access Solutions
(904)894-8114

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

Billed To
Bartram Springs

Date of Issue
07/27/2022

Invoice Number
0001520

Amount Due (USD)

\$1,049.98

Due Date
07/27/2022

465B
1.330.57200.46000

Description	Rate	Qty	Line Total
Note This was for the two additional cameras in the office.	\$0.00	1	\$0.00
5MP Starlight 2.8mm Dome, IR, SMD	\$279.99	2	\$559.98
CAT6 Drop To each camera	\$125.00	2	\$250.00
Labor for installation, setup and testing	\$120.00	2	\$240.00
Subtotal			1,049.98
Tax			0.00
Total			1,049.98
Amount Paid			0.00
Amount Due (USD)			\$1,049.98



Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 1, 2022

Date

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

Serial #	22-05622D	PO/File #		\$79.63
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Payment Due

Notice of Meeting

\$79.63

Publication Fee

Bartram Springs Community Development District

Case Number

Amount Paid

Publication Dates 9/1

County Duval

Payment Due Upon Receipt

For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

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

If your payment is being
mailed, please reference
Serial # 22-05622D on your
check or remittance advice.

1. 310.573.480
135B

Your notice can be found at www.jaxdailyrecord.com

**Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.**

**NOTICE OF MEETING
BARTRAM SPRINGS
COMMUNITY**

DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District will be held on **Monday, September 12, 2022, at 8:30 a.m., at the Bartram Springs Amenity Center, 14530 Cherry Lake Drive East, Jacksonville, FL.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

James Oliver
District Manager

Sep. 1

00 (22-05622D)

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. 3027185

Client Matter No. 1923-2

9/6 Approved

Mr. Jim Oliver
Bartram Springs CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

471B
10310-513.315
Invoice No. 3027185
1923-2

Re: Bartram Springs-Monthly Meeting

For Professional Legal Services Rendered

02/11/22	W. Haber	Prepare for Board meeting
02/14/22	W. Haber	Prepare for and participate in Board meeting
03/04/22	W. Haber	Prepare for and participate in conference call to discuss agenda
03/14/22	W. Haber	Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED	\$3,000.00
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DISBURSEMENTS

Meals	10.53
Travel Expenses	534.04

TOTAL DISBURSEMENTS	<u>544.57</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$3,544.57</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 4, 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. 3105981

Client Matter No. 1923-1

9/6 Approved

Mr. Jim Oliver
Bartram Springs CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3105981

1923-1

Re: Bartram Springs-General Counsel

For Professional Legal Services Rendered

471 B
1. 310. 513. 315

07/06/22	W. Haber	0.40	140.00	Review and revise budget adoption resolutions; confer with Oliver regarding swim team agreement
07/06/22	K. Jusevitch	0.40	58.00	Correspond with district manager regarding budget hearing documents and swim team agreement
07/11/22	W. Haber	0.20	70.00	Confer with Oliver and O'Lear regarding swim team agreement
07/13/22	W. Haber	0.30	105.00	Confer with Wheeler regarding scope of service for painting agreement
07/14/22	W. Haber	0.20	70.00	Review suspension letter and confer with Oliver regarding same
07/14/22	K. Jusevitch	1.00	145.00	Prepare painting agreement; confer with Haber
07/15/22	M. Rigoni	0.10	26.50	Prepare memorandum regarding statutory changes to publication requirements
07/19/22	W. Haber	0.50	175.00	Review and revise minutes; confer

KUTAK ROCK LLP

Bartram Springs CDD
September 4, 2022
Client Matter No. 1923-1
Invoice No. 3105981
Page 2

07/22/22	W. Haber	0.20	70.00	with Wheeler regarding agreement for painting services
				Review correspondence regarding suspension
07/25/22	W. Haber	0.20	70.00	Confer with Oliver regarding suspension letters

TOTAL HOURS 3.50

TOTAL FOR SERVICES RENDERED \$929.50

TOTAL CURRENT AMOUNT DUE \$929.50

UNPAID INVOICES:

July 31, 2022	Invoice No. 3083140	1,394.00
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TOTAL DUE \$2,323.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 4, 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. 3105982

Client Matter No. 1923-2

9/8 Approved by J.O.

Mr. Jim Oliver
Bartram Springs CDD
Governmental Management Services - North Florida
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3105982
1923-2

Re: Bartram Springs-Monthly Meeting

For Professional Legal Services Rendered

07/11/22	W. Haber	6.90	2,415.00	Prepare for and participate in Board meeting
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TOTAL HOURS	6.90
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1. 310.573, 315
471 B

KUTAK ROCK LLP

Bartram Springs CDD
September 4, 2022
Client Matter No. 1923-2
Invoice No. 3105982
Page 2

TOTAL FOR SERVICES RENDERED \$2,415.00

DISBURSEMENTS

Meals	26.40
Travel Expenses	204.38

TOTAL DISBURSEMENTS 230.78

TOTAL CURRENT AMOUNT DUE \$2,645.78

UNPAID INVOICES:

January 31, 2022	Invoice No. 2990696	1,500.00
April 30, 2022	Invoice No. 3027185 <i>paid</i>	3,544.57
July 31, 2022	Invoice No. 3083141	1,846.79

TOTAL DUE ~~\$9,537.14~~



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

Invoice

Date 9/1/2022

Invoice # 131295609264

Terms	Net 20
Due Date	9/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	2,700.93
WM Surcharge	WM Surcharge	1	ea	172.86
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	110.14
<i>1,320.572, 465 2013 sep pool chemicals</i>				

Subtotal	2,983.93
Shipping Cost (FEDEX GROUND)	0.00
Total	2,983.93
Amount Due	\$2,983.93

Remittance Slip

Customer
13BAR126
Invoice #
131295609264

Amount Due \$2,983.93

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295609264

SoutheastFITNESS

REPAIR

Equipment Repair & Maintenance

Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #100330
Invoice Date: 8/30/2022

Account #101106
Bartram Springs Cdd The Offices Of GMS, LLC

Invoice

Billing Location Information

Billing Address	475 W Town Pl, Ste 114, St Augustine, FL 32092	Billing Contact	Sue
		Main Number	(904) 880-5156
		Mobile Number	
		Email	Solear@Vestapropertyservices. Com

Service Information

Services	Qty	Rate	Price
14530 Cherry Lake Dr E, Jacksonville, FL 32258-5133			
<i>Fitness Equip</i> 8/30/2022 Repair - Parts at Shop	1 visit	\$0.00 / visit	\$0.00
— Product: Hoist - Bench - Lemond Wheels, Transport Rev2 Co Tw	4.00 Ea	\$7.50 / Ea	\$30.00
— Product: Hoist - Bench - M6-1.00 Thin Nylock Nut (Ni)	4.00 Ea	\$1.00 / Ea	\$4.00
— Product: Hoist - Bench - M6-1.00 X 40 BHB (Ni) for Wheel Assy	4.00 Ea	\$1.50 / Ea	\$6.00
— Product: Shipping	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: T&L: <60 miles w/t	1.00 Ea	\$150.00 / Ea	\$150.00
Subtotal:			\$205.00
Tax:			\$0.00
Total:			\$205.00
Amount Paid:			\$0.00
Balance Due:			\$205.00

1,320.572.436
208B

Pay Now

Payment is due within 30 days of invoice date.

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To: Sue
475 W Town Pl, Ste 114, St
Augustine, FL 32092

Account [101106] Bartram Springs Cdd
The Offices Of GMS, LLC

Invoice # 100330

Date Tuesday, August 30, 2022

Remit To: Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Amount Paid _____

Check Number _____

**Payment is due within 30 days of invoice date.
Thank you for your payment!**



PC#: 0460
9655 FLORIDA MINING BLVD W
SUITES 407-408
TELEPHONE: 904-276-2797

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

Job Site:

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

C#: 904-940-5850 J#: 904-940-5850

Customer: 910776

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

RENTAL RETURN

Invoice #... 126630157-0001
Invoice date 6/17/22
Date out.... 6/03/22 12:00 PM
Date in..... 6/05/22 8:00 AM
Job Loc..... 14530 CHERRY LAKE DR E, JACKSONV
Job No..... 1 - BARTRAM CLUBHOUS
P.O. #..... N/R
Ordered By.. WHEELER, WINSLOW
NET 30

For operations in Florida: Prima facie evidence of intent to defraud: Failure to return rental property or equipment upon expiration of rental period and failure to pay all amounts due (including costs for damage to the property or equipment) are evidence of abandonment or refusal to redeliver the property, punishable in accordance with Section 812.155, Florida Statutes.

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
1.00	1.5T OFFICE PORTABLE AC/DEHU 110V 10207929 Make: AIRREX Model: HSC-18 Billed from 6/03/22 thru 6/05/22	200.00	200.00	450.00	925.00	400.00
1.00	1.5T PORTABLE HEAT PUMP/AC/DEHU 10033387 Make: AIRREX Model: AHSC-18	200.00	200.00	450.00	925.00	400.00
1.00	1.5T PORTABLE HEAT PUMP/AC/DEHU 10033333 Make: AIRREX Model: AHSC-18	200.00	200.00	450.00	925.00	400.00
3.00	24"X24" CEILING TILE W/12" X 8' DUCT	13.00	13.00	26.00	36.00	78.00
Rental Sub-total:						1278.00
SALES ITEMS:						
Qty	Item number	Unit	Price			
3	E&DLABOR	EA	50.000			150.00
1	ERECTION & DISMANTLE LABOR 2218XXX0050	EA	70.500			70.50
1	ENVIRONMENTAL	EA	18.000			18.00
1	ENVIRONMENTAL/HAZMAT FEE 2133XXX0000	EA				191.70
	DELIVERY CHARGE					150.00
	PICKUP CHARGE					150.00
Approved 9/6/22						
1.330.57200.46000						
4813						
\$2,008.20						
IF THE EQUIPMENT DOES NOT WORK PROPERLY, NOTIFY THE OFFICE AT ONCE						
MULTIPLE SHIFTS OR OVERTIME RATES MAY APPLY						
CUSTOMER IS RESPONSIBLE FOR REFUELING, DAMAGES AND REPAIRS						

Continued on the next page...



PC#: 0460
9655 FLORIDA MINING BLVD W
SUITES 407-408
TELEPHONE: 904-276-2797

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

Job Site:

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

C#: 904-940-5850 J#: 904-940-5850

Customer: 910776

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

RENTAL RETURN

Invoice #... 126630157-0001
Invoice date 6/17/22
Date out.... 6/03/22 12:00 PM
Date in..... 6/05/22 8:00 AM
Job Loc..... 14530 CHERRY LAKE DR E, JACKSONV
Job No..... 1 - BARTRAM CLUBHOUS
P.O. #..... N/R
Ordered By.. WHEELER, WINSLOW
NET 30

For operations in Florida: Prima facie evidence of intent to defraud: Failure to return rental property or equipment upon expiration of rental period and failure to pay all amounts due (including costs for damage to the property or equipment) are evidence of abandonment or refusal to redeliver the property, punishable in accordance with Section 812.155, Florida Statutes.

SALES ITEMS:

FINAL BILL: 6/03/22 12:00 PM THRU 6/05/22 08:00 AM.

2008.20

113.74

2121.94

IF THE EQUIPMENT DOES NOT WORK
PROPERLY, NOTIFY THE OFFICE AT ONCE

MULTIPLE SHIFTS OR
OVERTIME RATES MAY APPLY

CUSTOMER IS RESPONSIBLE FOR
REFUELING, DAMAGES AND REPAIRS

MAKE CHECK PAYABLE TO:



Po Box 20122
Tampa, FL 30622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

BARTRAM SPRINGS CDD
WINSLOW WHEELER
14530 Cherry Lake Drive East
Jacksonville, FL 32258

ACCOUNT NUMBER

DATE

BALANCE

709275

9/1/2022

\$1,694.00

The Lake Doctors
Po Box 20122
Tampa, FL 30622-0122

00000000021558001000000002405600000016940087

Please Return this portion with your payment

Invoice 24056B

PO #

Date	Description	Quantity	Amount	Tax	Total
14530 Cherry Lake Drive East, Jacksonville, FL Jacksonville, FL 32258					
8/29/2022	Water Management - Zone 1, Water Management - Zone 2		\$847.00	\$0.00	\$847.00
			\$847.00	\$0.00	\$847.00

Please remit payment for this month's invoice.

Sept Lake mgt
1.330.572.466
40B

Discount \$0.00

Adjustment \$0.00

Account# 709275

Lic#:

AMOUNT DUE

\$1694.00



P.O. Box 762,
Middleburg, FL 32050

Invoice

Date	Invoice #
9/1/2022	2844

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MAINTENANCE FEE - BARTRAM SPRINGS 1.310.573.35701 404B Sept	95.00	95.00
		Total	\$95.00



Invoice

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

Invoice # 401525
Date 7/31/2022
Terms Net 30
Due Date 8/30/2022
Memo Lifeguard Hours

Bill To

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

Description	Quantity	Rate	Amount
Lifeguard Hours July	1,179	16.70	19,689.30

Thank you for your business.

Total \$19,689.30

3513
1. 320.572.331

Total Hours Summary by Allocation Report

Distribution Totals														
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
ABERCROMBIE, AUBREY JANAE (A27C)	[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	43.41	0.00	\$477.51
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	101.07	0.00	\$1111.77
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	123.92	0.00	\$1363.12
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	90.11	0.00	\$991.21
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)	\$12.00	91.27	0.00	\$1095.24
GILMORE, DALTON JAMES (A2UV)	[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	69.02	0.00	\$759.22
GONZALEZ, ALANNAH MARIELLE (A3DI)	[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)	\$10.00	107.47	0.00	\$1074.70
GUILLAUME, CHRISTIAN JAMES (A3GV)	[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	41.68	0.00	\$458.48
GUILLAUME, CHRISTIAN JAMES (A3GV)	[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
IVANTSOV, MARGARET VICTOROVNA (A2WW)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$10.00	39.42	0.00	\$394.20
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	65.33	0.00	\$783.96
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	19.94	0.00	\$219.34
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	62.77	0.00	\$690.47
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	44.58	0.00	\$490.38
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)	Onboarding Pay (OBP)	\$11.00	2.00	0.00	\$22.00

Total Hours Summary by Allocation Report

SHALTON, LARA MELISSA (A3HP)	[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	32.64	0.00	\$359.04	
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	62.65	0.00	\$689.15	
TATE, ELIJAH C (A2VL)	[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	82.88	0.00	\$911.68	
VLASEK, AMARIE VIRGINIA (A3DJ)	[AQU] Aquatics	[0WE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[POOLMON] Pool Monitor	[PM] Pool Monitor	[BART] Bartram Springs	PT Hourly(PAH)	Department Rates Regular (DRR)	\$12.00	84.08	0.00	\$1008.96	
VLASEK, AMARIE VIRGINIA (A3DJ)	[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)	\$10.00	17.20	0.00	\$172.00	
Distribution Subtotals															
											Hours	Units	Amount		
											1183.44	0.00	13094.43		
Earning Totals															
Earning											Hours	Units	Amount		
Regular (R)											1095.36	0.00	\$12041.47		
Onboarding Pay (OBP)											4.00	0.00	\$44.00		
Department Rates Regular (DRR)											84.08	0.00	\$1008.96		
Earning											Hours	Units	Amount		
Regular (R)											1095.36	0.00	\$12041.47		
Onboarding Pay (OBP)											4.00	0.00	\$44.00		
Department Rates Regular (DRR)											84.08	0.00	\$1008.96		
Total											1183.44	0.00	\$13094.43		
Hours for italicized entries are already included in totals once.															



Invoice

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

Invoice # 401786
Date 7/31/2022
Terms Net 30
Due Date 8/30/2022
Memo

Bill To

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

351B

Description	Quantity	Rate	Amount
Billable Expenses			
Clorox Spray, Air Fresheners (Qty 2), Metered Air Freshener, (Qty 4) Clorox Cleaner (Qty 3), Scott Paper Towel, Multifold Towels (Qty 2), Bath Tissue, Coastwide Paper Towel, Mr. Clean, Trash Bags, Deodorizing Wipes (Qty 4), Waste Liners (Qty 5), Toilet Tissue & Gloves 1.0			1,859.24
Pool Supplies 1.330.57200.46000			510.50
S.HOWELL - Florida-Georgia Dist - blower repair 1.330.57200.46000			133.73
W.WHEELER - Amazon - Umbrellas 1.330.57200.46000			440.88
S.LEAR - Constant Contact - Eblast 1.310.513.51000			105.00
Total Billable Expenses			3,049.35

Total \$3,049.35



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
7/09/22	ATL 1821005	8066846175
PLEASE PAY BY	TERMS	AMOUNT DUE
8/08/22	Net 30 Days	1859.24

INVOICE DETAIL

Staples

Federal ID #:04-3390816

Bill to Account: 1070806

Ship to Account: BARTRAM SPRINGS

VESTA PROPERTY SERVICES
CHEYENNE BARDROFF
245 RIVERSIDE AVE
STE 250
JACKSONVILLE, FL 32202

BARTRAM SPRINGS CDD
ATTN: SUE O'LEAR
14530 CHERRY LAKE DR E
JACKSONVILLE, FL 32258

P O Number :
P O Desc :
Release :
Release Desc:

Invoice Number: 3512425640
Order : 7360097513-000-001
Ordered By : SUE O'LEAR
Order Date : 7/03/22

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
1	453739	CLOROX CLEAN UP SPRAY 32OZ FACILITIES: BILLABLE	1		0 EA	1	6.99	6.99
2	2612139	FRSH LINEN METER AIR FRSHNR CT FACILITIES: BILLABLE	1		0 CT	1	22.99	22.99
3	2612139	FRSH LINEN METER AIR FRSHNR CT FACILITIES: BILLABLE	1		0 CT	1	22.99	22.99
4	2612124	METERED AIR FRESHNR DSPNSR EA FACILITIES: BILLABLE	4		0 EA	4	31.49	125.96
5	395575	CLOROX TOILET CLEANER 24OZ FACILITIES: BILLABLE	3		0 EA	3	3.99	11.97
6	181001	SCOTT HRT W CORE PLUGS 1150FT FACILITIES: BILLABLE	1		0 CT	1	76.88	76.88
7	365374	CWP MULTIF WHT 250SH/RL FACILITIES: BILLABLE	2		0 CT	2	38.99	77.98
8	365377	CWP BT 500ST/RL FACILITIES: BILLABLE	1		0 CT	1	69.99	69.99
9	365373	CWP KRT 120SH/RL FACILITIES: BILLABLE	1		0 CT	1	15.99	15.99



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
7/09/22	ATL 1821005	8066846175
PLEASE PAY BY	TERMS	AMOUNT DUE
8/08/22	Net 30 Days	1859.24

INVOICE DETAIL

Staples

Federal ID #:04-3390816

Bill to Account: 1070806

Ship to Account: BARTRAM SPRINGS

VESTA PROPERTY SERVICES
CHEYENNE BARDROFF
245 RIVERSIDE AVE
STE 250
JACKSONVILLE, FL 32202

BARTRAM SPRINGS CDD
ATTN: SUE O'LEAR
14530 CHERRY LAKE DR E
JACKSONVILLE, FL 32258

P O Number :
P O Desc :
Release :
Release Desc:

Invoice Number: 3512425640
Order : 7360097513-000-001
Ordered By : SUE O'LEAR
Order Date : 7/03/22

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
10	674246	MR.CLEAN FLOOR CLEANER FACILITIES: BILLABLE	1		0 EA	1	20.49	20.49
11	2608627	GLAD 13GAL FC DS 80BX FACILITIES: BILLABLE	1		0 BX	1	16.99	16.99
12	24448525	EVWRP CLN & DEODRNG WIPES 4CT FACILITIES: BILLABLE	4		0 CT	4	151.99	607.96
13	814891	LINER WASTE 40X46 RECYCLED FACILITIES: BILLABLE	4		0 CT	4	86.99	347.96
14	503405	SCOTT 2-PLY TOILET TISSUE FACILITIES: BILLABLE	1		0 CT	1	55.41	55.41
15	902007	NITRILE DISP GLOVE PWDRFR LG FACILITIES: BILLABLE	1		0 CT	1	172.99	172.99
16	472380	LINER 33X44 1.1MIL 200/CT CLR FACILITIES: BILLABLE	1		0 CT	1	75.99	75.99
Freight:		.00	Tax: (7.5000 %)		129.71		Sub-Total:	1729.53
							Total:	1859.24

EMAIL



HX - FC - JACKSONVILLE - 34
8297 PHILLIPS HWY * JACKSONVILLE, FL 32256
PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	008137
Document	787933
Date	07/18/22
Print Time	4:13 PM

Sold To:	340905	PHONE: 904-355-1831	Ship To:	SAME
	VESTA PROPERTY SVCS NOTAX			VESTA PROPERTY SVCS NOTAX
	245 RIVERSIDE AVE STE 300			245 RIVERSIDE AVE STE 300
	JACKSONVILLE, FL 32202			JACKSONVILLE, FL 32202

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
BARTRAM SPRINGS	ZNC	4:07 PM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier		Ship Date	Order Picked Up By:
07/18/22	COUNTER			Order Delivered By: Route: CTR

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
10		10	LO-2-1	EA	LO-CHLOR ALGICIDE 1 GALLON	K01D	51.05	510.50
THANK YOU FOR CHOOSING HORNERXPRESS								

Standard Terms: Account disputes must be reported to Credit Department within 60 days of invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.

RECEIVED BY:
PLEASE SIGN AND PRINT NAME IN BLACK INK

PAYMENT RECEIVED

Cash ☐ Check ☐ Credit Card ☐
Number: _____
Amount: _____
Received By: _____

Subtotal	510.50
Discount/Fa	.00
Taxable Subtotal	510.50
Tax	.00
Freight	.00
Total	510.50



INVOICE

PAGE: 1

FLORIDA-GEORGIA DISTRIBUTING CO.

OUTDOOR POWER EQUIPMENT
502 Cassat Avenue • Jacksonville, FL 32254
PH. 783-1580 • FAX 781-3237
www.florida-georgia.com



PHONE #: (904)654-6304

CELL #: (904)654-6304

FAX #:

P.O.#:

TERMS: Cash

SALES ORDER#: 1337415

SALES TYPE: Work Order

CP: TRENT

SALES REP: PETE

DATE: 7/26/2022 1:57:11 PM

INVOICE #: 743338

CUSTOMER#: 20735

LOCATION: 1

DELIVERY:

PICK UP:

TAG #:

TECH: PETE

BILL TO 20735

STEVE HOWELL
1061 FLORA PARK DR
SAINT JOHNS, FL 32259 US

SHIP TO

STEVE HOWELL
1061 FLORA PARK DR
SAINT JOHNS, FL 32259 US

YEAR	MFR	MODEL NUMBER	DESCRIPTION / PURCHASE DATE	VIN/SERIAL #	MILEAGE / WARR
	ECH	PB580T	50.8cc BACKPACK BLOWER	P44614202349	

1: Job 1 Tech: PETE [ECH: PB580T P44614202349] 50.8cc BACKPACK BLOWER

MFR	PRODUCT NUMBER	DESCRIPTION	SOLD	B/O	PRICE	NET	TOTAL
ECH	13132840630	BREATHER COVER	1	0	\$4.75	\$4.28	\$4.28
ECH	A021004331	CARBURETOR WTA-35	1	0	\$48.88	\$43.99	\$43.99
ECH	V103001780	GASKET, INTAKE	1	0	\$3.49	\$3.14	\$3.14
ECH	V471004760	PIPE 3X6X180	1	0	\$4.08	\$3.67	\$3.67
ECH	V471000601	PIPE 3X5X120	1	0	\$7.77	\$6.69	\$6.69
ECH	A356000031	VENT, FUEL TANK	1	0	\$6.06	\$5.45	\$5.45
ECH	A226000032	FILTER, AIR, PLEATED	1	0	\$8.50	\$7.65	\$7.65
WA	125-528	FUEL FILTER	1	0	\$5.20	\$4.68	\$4.68
ROT	10020	SPARK PLUG NGK BPM-8Y	1	0	\$3.72	\$3.35	\$3.35
****	14	SHOP SUPPLIES	1	0	\$2.50	\$2.50	\$2.50

Parts Job 1: \$79.40

DISASSEMBLE AND CLEAN ENGINE / REPLACE CARBURETOR, GASKET / CLEAN FUEL TANK, REPLACE FUEL LINE, FILTER, RETURN LINE, VENT, INSTALL VENT COVER, FRESH FUEL / REPLACE AIR FILTER, SPARK PLUG / ADJUST CARBURETOR / CRANK AND CHECK

LABOR	DESCRIPTION	HRS	RATE	AMOUNT	TOTAL
04	Labor Performed	0.5	\$90.00		\$45.00
Hours Job 1:		0.5		Labor Job 1:	\$45.00
				Subtotal Job 1:	\$124.40

Thank you for your business!

*** NOTE: 2-cycle engines require 89 octane (Preferably Ethanol Free) gasoline. ***

30 days warranty on services performed.

No returns, refunds, or exchanges without this receipt.

No returns, refunds, or exchanges on electrical parts,

or parts that have been installed, or in damaged or defaced packaging.

Special ordered items are subject to 40% restocking fee.

Returned items, if paid for by check, must wait for refund until the check has cleared our bank.

***** Effective Febuuary 1, 2022 / Our Business Hours will be as follows *****

Monday - Friday 8:00am - 5:30pm

Saturday - Sunday / Closed

TOTAL PARTS: \$79.40
TOTAL LABOR: \$45.00
TOTAL EXTRAS: \$0.00



Details for Order #111-2189029-0084235
[Print this page for your records.](#)

Order Placed: July 22, 2022
Amazon.com order number: 111-2189029-0084235
Order Total: \$440.88

Preparing for Shipment

Items Ordered	Price
3 of: <i>California Umbrella 7.5' Round Aluminum Market Umbrella, Crank Lift, Push Button Tilt, Bronze Pole, Olefin Hunter Green</i> Sold by: Amazon.com Services LLC	\$110.22
Condition: New	

Shipping Address:
winslow wheeler
14530 CHERRY LAKE DR E
JACKSONVILLE, FL 32258-5133
United States

Shipping Speed:
Two-Day Shipping

Shipped on July 22, 2022

Items Ordered	Price
1 of: <i>California Umbrella 7.5' Round Aluminum Market Umbrella, Crank Lift, Push Button Tilt, Bronze Pole, Olefin Hunter Green</i> Sold by: Amazon.com Services LLC	\$110.22
Condition: New	

Shipping Address:
winslow wheeler
14530 CHERRY LAKE DR E
JACKSONVILLE, FL 32258-5133
United States

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
American EXPRESS | Last digits: 1786

Billing address
winslow wheeler
14530 CHERRY LAKE DR E
JACKSONVILLE, FL 32258-5133
United States

Item(s) Subtotal:	\$440.88
Shipping & Handling:	\$0.00

Total before tax:	\$440.88
Estimated tax to be collected:	\$0.00

Grand Total:	\$440.88

[Print](#)**Billing Activity - Invoices****Bartram Springs***Attn: Sue Olear**14530 East Cherry Lake Drive**Jacksonville FL 32258**US**P.: 9048805156***Today's Date:** 07/29/2022**User Name:****Invoices from 06/29/2022 to 07/29/2022**

Date	Description	Charge Amount	Credit Amount
07/01/2022	Invoice #1656660682	\$105.00	
	Inbox Preview		
	0-5 Inbox Preview	\$10.00	
	Max Period Inbox Preview: 0		
	Constant Contact - Email Plus		
	2501-5000 Contacts	\$95.00	
	Max Period Contacts: 2971		

Billing questions? [Contact Support](#)

Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US



Invoice

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

Invoice # 402517
Date 8/31/2022
Terms Net 30
Due Date 9/30/2022
Memo Lifeguard Hours

Bill To

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

Description	Quantity	Rate	Amount
Kids activity night	4	18.00	72.00

Thank you for your business.

Total \$72.00

1. 320.572, 493

351B

9/6 Hold for approval

Non-Contracted Billable Services

<u>Community</u>	Bartram Springs	<u>Month:</u>	April	
Date of Service	Services Provided	Total Billable Hours	Billable Hourly Rate	Amount Billable
8/20/2022	Kids Activity Night	4	\$18.00	\$72.00
	Total			\$72.00



Invoice

Invoice #: 8521

Date: 06/16/22

Customer PO:

DUE DATE: 07/16/2022

BILL TO

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

FROM

Approved

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

DESCRIPTION

AMOUNT

#8232 - Mainline break under the oak tree

Mainline break under the oak tree by west entrance by the pond

Irrigation

\$1,231.10

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,231.10

1,330.572.002.

38813



Invoice

Invoice #: 9174

Date: 09/01/22

Customer PO:

DUE DATE: 10/01/2022

BILL TO

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

FROM

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

DESCRIPTION

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

AMOUNT

\$14,867.92

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$14,867.92

388B
1.330.572.462



Weather Engineers, Inc.
 PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Invoice

Number	Date
S77726	08/10/22

BILL TO: #104532

SERVICE PERFORMED AT:

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

BARTRAM SPRINGS AMENITY CENTER
 14530 CHERRY LAKE DR
 JACKSONVILLE FL 32258

Site # : 104532-001

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
08/05/22	168885			30	SA0	
DESCRIPTION						
Reported by: Winslow Wheeler 318-0797 Trouble Code: NOC - NO COOL Out 7/26 for maint 8/2 for svc-see hstry both unit not cooling Billable				8/11 Approved 429B 1.330.57200.46000 \$ 371.65		
BRAND [MODEL # / SERIAL #]				SERVING AREA		
LENNO CBX27UH-060-230 / 1617A11565				FITNESS BLDG		
LENNO CBX27UH-048-230 / 1617B00751				FITNESS BLDG		
Diagnostic: (1) Both HVAC systems down due to a 100% Clogged condensation drain line. (2) Both HVAC systems Condensation drain lines plumbed together making servicing both HVAC condensation drain lines very challenging. (3) I spent about one hour locating the end of HVAC systems Condensation drain line in ladies bathroom in locked Janitor/water heater closet with no key, Winslow picked lock. Action: I used chemical, nitrogen, and shop-vac to remove blockage in condensation drain lines then check both HVAC systems Condensation drainage, everything checked out ok. Both HVAC systems is on line and cooling Bill customer.						
TECH	DATE	RECEIVED	ARRIVED	DEPARTED		
104	08/05/22	10:00:00	10:42:00	13:00:00		
128 NU-BRITE COIL CLEANER (OZ)				.54	69.12	
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

We are an equal opportunity 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 80-300.5 (A). THIS REGULATION 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.



Weather Engineers, Inc.
 PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Invoice

Number	Date
S77726	08/10/22

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

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
08/05/22	168885			30	SA0	
DESCRIPTION						
Continued from page 1						
1 NITROGEN REFILL				34.78	34.78	
08/05/22	1 MECH R/T	2.30 HRS @	89.25	205.28		
08/05/22	1 MECH T/T	.70 HRS @	89.25	62.47		
				MATERIAL	103.90	
				LABOR	267.75	
				TOTAL \$	371.65	

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 opportunity 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 REGULATION 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

08/05/22
 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

168885

Problem Reported:

Current Contract: 12/01/2021-11/30/2022

PROB: NOC-NO COOL

Out 7/26 for maint|8/2 for svc-see hstry|both unit not
 cooling|Billable

Brand	Model	Serial #
LENNOX	CBX27UH-060-230-6-04	1617A11565
Location: #1 ATTIC		

Diagnostic: (1) Both HVAC systems down due to a 100% Clogged
 condensation drain line.

(2) Both HVAC systems Condensation drain lines plumbed together
 making servicing both HVAC condensation drain lines very
 challenging.

(3) I spent about one hour locating the end of HVAC systems
 Condensation drain line in ladies bathroom in locked Janitor/water
 heater closet with no key, Winslow picked lock.

Action: I used chemical, nitrogen, and shop-vac to remove blockage in
 condensation drain lines then check both HVAC systems Condensation
 drainage, everything checked out ok.

Both HVAC systems is on line and cooling

Bill customer.

Brand	Model	Serial #
LENNOX	CBX27UH-048-230-6-04	1617B00751
Location: #2 ATTIC		

Tech	Date	Hours
104	08/05/2022	0.7000 TT hours

Qty	Material	Unit Price	Amount
(128)	NU-BRITE COIL CLEANER (OZ)	0.80	102.40

Work Order

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

08/05/22
Page 2

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

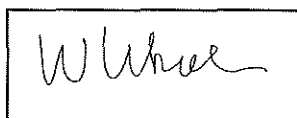
BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Call Slip Number
168885

(1)	NITROGEN REFILL	51.77	51.77
-----	-----------------	-------	-------

Description	Amount
COUPON 100	0.00

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



Authorized Signature

08/05/2022 12:46PM



P.O. Box 78760
Atlanta, GA 30357-2760

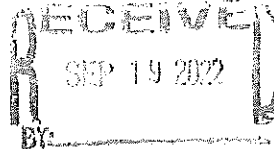
Phone: 877-438-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

MDG2022 00000005 00



Bartram Springs CDD
Accounts Payable
475 West Town Place Suite 114
St Augustine, FL 32092-0000



Billing Group #:	38487
Invoice Date:	September 12, 2022
Invoice #:	709225ES
Due Date:	October 05, 2022
Current Charges:	\$11.14
Last Payment:	\$23.20
Payment Date:	August 26, 2022
Prior Balance Due:	\$0.00
Total Amount Due:	\$11.14



Description	Term	Therm	Cost
INSIDE PERC FGT Z3	08/09/22 - 09/08/22	4.20	\$4.72
Fuel	08/09/22 - 09/08/22	0.11	\$0.12
Commodity Charges Sub Total:			\$4.84
Transportation			\$0.35
Transportation Charges Sub Total:			\$0.35
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$11.14
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$11.14

373B
1.320.572.433

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	38487	Bartram Springs CDD
Invoice Date:	September 12, 2022	Accounts Payable
Invoice #:	709225ES	475 West Town Place Suite 114
Due Date:	October 05, 2022	St Augustine, FL 32092-0000
Current Charges:	\$11.14	
Last Payment:	\$23.20	
Payment Date:	August 26, 2022	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$11.14	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:
If you are interested in setting up ACH payments with Florida Natural Gas, please contact our Customer Care team at 877.438.4427 for additional information.

Mail Payment To:
Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Florida Natural Gas

Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 709225ES

Account Detail

Service Address:	14530 Cherry Lake Dr E	City, State:	Jacksonville, FL
Utility:	TECO - Peoples Gas	Utility Account #:	211003320143

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	08/09/22 - 09/08/22	4.20	\$1.1230	\$4.72
Fuel	08/09/22 - 09/08/22	0.11	\$1.1230	\$0.12
Totals:		4.31		\$4.84

Transportation Charges				
Description		Units	Price	Cost
Transportation		4.20	\$0.0839	\$0.35
Totals:				\$0.35

Miscellaneous Charges				
Description				Cost
Customer Charge				\$5.95
Totals:				\$5.95

Taxes				
Description				Cost
Duval County Tax	100% Exempt			\$0.00
Florida State Tax	100% Exempt			\$0.00
Totals:				\$0.00

Total Account Charges: \$11.14



P.O. Box 78760
Atlanta, GA 30357-2760

Phone: 877-436-4427 Fax: 844-393-9006

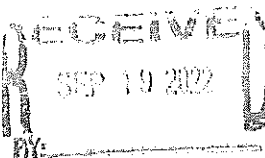
Email: customerservice@onlyfng.com

Invoice

MDG2022 00000008 00



Bartram Springs CDD
Accounts Payable
475 West Town Place Suite 114
St Augustine, FL 32092-0000



Billing Group #	38488
Invoice Date:	September 12, 2022
Invoice #:	709226ES
Due Date:	October 05, 2022
Current Charges:	\$14.97
Last Payment:	\$19.44
Payment Date:	August 26, 2022
Prior Balance Due:	\$0.00
Total Amount Due:	\$14.97



Description	Term	Therm	Cost
INSIDE FERC FOT Z3	08/09/22 - 09/08/22	7.30	\$8.20
Fuel	08/09/22 - 09/08/22	0.19	\$0.21
Commodity Charges Sub Total:		7.48	\$8.41
Transportation			\$0.61
Transportation Charges Sub Total:			\$0.61
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$14.97
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$14.97

373B

1.320.572.433

Simplify your life by signing up for FNG's Paperless Billing and AutoPay. It's easy and convenient. Enroll online at OnlyFNG.com. Thank you for your business.

Please detach and remit this portion with your payment

Billing Group #:	38488	Bartram Springs CDD
Invoice Date:	September 12, 2022	Accounts Payable
Invoice #:	709226ES	475 West Town Place Suite
Due Date:	October 05, 2022	114
Current Charges:	\$14.97	St Augustine, FL 32092-0000
Last Payment:	\$19.44	
Payment Date:	August 26, 2022	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$14.97	
Amount Paid:		

Make Checks Payable To: Florida Natural Gas
Please include your Billing Group # on your check.

Wire/ACH Payment To:
If you are interested in setting up ACH payments with Florida Natural Gas, please contact our Customer Care team at 877.436.4427 for additional information.

Mall Payment To:
Florida Natural Gas
P.O. Box 934726
Atlanta, GA 31193-4726



Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Page 2 of 2

Invoice #: 709226ES

Account Detail

Service Address:	14630 Cherry Lake Dr E	City, State:	Jacksonville, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221003032432

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	08/09/22 - 09/08/22	7.30	\$1.1230	\$8.20
Fuel	08/09/22 - 09/08/22	0.19	\$1.1230	\$0.21
Totals:		7.49		\$8.41

Transportation Charges				
Description		Units	Price	Cost
Transportation		7.30	\$0.0839	\$0.61
Totals:				\$0.61

Miscellaneous Charges				
Description				Cost
Customer Charge				\$5.95
Totals:				\$5.95

Taxes				
Description				Cost
Duval County Tax	100% Exempt			\$0.00
Florida State Tax	100% Exempt			\$0.00
Totals:				\$0.00

Total Account Charges: \$14.97



Integrated Access Solutions
(904)894-8114

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

Billed To
Bartram Springs

Date of Issue
07/28/2022

Invoice Number
0001536

Due Date
07/28/2022

Amount Due (USD)

\$500.48

9/14 work completed.

Description	Rate	Qty	Line Total
5MP Starlight 2.8mm Dome, IR, SMD	\$279.99	1	\$279.99
5 Port PoE switch	\$100.49	1	\$100.49
Labor for installation, setup and testing	\$120.00	1	\$120.00
Subtotal			500.48
Tax			0.00
Total			500.48
Amount Paid			0.00
Amount Due (USD)			\$500.48

1,330.572.460
465B

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
26116	09/15/2022	\$135.00	09/15/2022	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

Please confirm receipt of this invoice. We appreciate your prompt payment. Thank you for your business!

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
26120	09/15/2022	\$135.00	09/29/2022	Net 14	

DESCRIPTION

service agreements:Monthly Snake Service
Monthly Snake Service

QTY RATE

1 135.00

BALANCE DUE

\$135.00

1.330.572.410
274B

Please confirm receipt of this invoice. We appreciate your prompt payment. Thank you for your business!

SoutheastFITNESS REPAIR

Equipment Repair & Maintenance

Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218

Invoice #100125
Invoice Date: 7/22/2022

Account #101106
Bartram Springs Cdd The Offices Of GMS, LLC

Invoice

Billing Location Information

Billing Address	475 W Town Pl, Ste 114, St Augustine, FL 32092	Billing Contact	Sue
		Main Number	(904) 880-5156
		Mobile Number	
		Email	Solear@Vestapropertyservices. Com

Service Information

Services	Qty	Rate	Price
14530 Cherry Lake Dr E, Jacksonville, FL 32258-5133			
<i>Fitness Equip</i> 7/22/2022 Repair - Parts at Shop	1 visit	\$0.00 / visit	\$0.00
— Product: True - Octane - RBK ELL - Assembly Arm Link LH T	1.00 Ea	\$42.90 / Ea	\$42.90
— Product: True - Octane - RBK ELL - Assembly Drive Pulley	1.00 Ea	\$82.95 / Ea	\$82.95
— Product: True - Octane - RBK ELL - Screw M5 X 0.8 X 12 Pan Head Type 1 Cross Recessed Stain	4.00 Ea	\$0.32 / Ea	\$1.28
— Product: True - Octane - RBK ELL - Belt Drive 8 Rib 490J	1.00 Ea	\$27.00 / Ea	\$27.00
— Product: Precor - Octane - RBK ELL - Cardio Theater Box	1.00 Ea	\$189.00 / Ea	\$189.00
— Product: Shipping	1.00 Ea	\$35.00 / Ea	\$35.00
— Product: T&L: <60 miles w/t	1.00 Ea	\$150.00 / Ea	\$150.00
— Product: Labor over 1 hour	4.00 Ea	\$60.00 / Ea	\$240.00
Subtotal:			\$768.13
Tax:			\$0.00
Total:			\$768.13

208 B
1.320.572.436

Pay Now

Amount Paid: \$0.00
Balance Due: \$768.13

Payment is due within 30 days of invoice date.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Sue 475 W Town Pl, Ste 114, St Augustine, FL 32092	Account	[101106] Bartram Springs Cdd The Offices Of GMS, LLC
		Invoice #	100125
		Date	Friday, July 22, 2022
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

Payment is due within 30 days of invoice date.
Thank you for your payment!



Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
(904) 692-2008
info@taylor-tree.com

Invoice

BILL TO
Winslow Wheeler
Bartram Springs CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16089	09/08/2022	\$1,350.00	09/08/2022	Due on receipt	

SCOPE

Bartram springs
14611 Fern Hammock Dr
Jacksonville, FL 32258

QTY	RATE	AMOUNT
1	950.00	950.00

Remove 2 dead pine trees marked with orange ribbon, flush cut stumps, haul away all debris

Behind 6295 Courtney Crest Ln
Remove and flush cut 1 dead pine tree
Haul away all debris

1	400.00	400.00
---	--------	--------

BALANCE DUE

\$1,350.00

18913

1.33057246250

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.



Invoice

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

Invoice # 401908
Date 9/1/2022

Terms Net 30
Due Date 10/1/2022
Memo Monthly fees

Bill To

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

35713

Description	Quantity	Rate	Amount
Services of Bartram Club Manager and Attendants 1,320.572, 33000	1	14,457.76	14,457.76
Pool Maintenance Services at Bartram Club Pool (excludes pool chemicals) 464	1	3,489.80	3,489.80
General Facility Maintenance Services 341	1	4,153.70	4,153.70
Janitorial Services 435	1	3,245.00	3,245.00
Gym Monitoring Services 3450	1	2,457.98	2,457.98
Field Operation Services 340	1	5,577.82	5,577.82
Mobile App / website 1,320.572, 34530	1	250.00	250.00

Total \$33,632.06



Invoice

Invoice #: 9283

Date: 09/14/22

Customer PO:

DUE DATE: 10/14/2022

BILL TO

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

FROM

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

Approved per Winslow 9/14

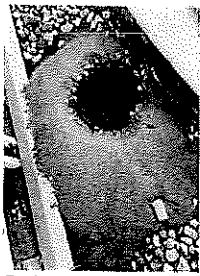
DESCRIPTION

#9393 - Broken line at fountain

AMOUNT



*1,330.572.464
388B*



Irrigation Service Call

Irrigation Service Call (Labor)

1.00

\$120.00

\$120.00

\$120.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$120.00



Invoice

Invoice #: 9331

Date: 09/19/22

Customer PO:

DUE DATE: 10/19/2022

BILL TO

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

FROM

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

DESCRIPTION

#9226 - Lateral break

AMOUNT

Found an open washout due to a broken lateral line



1.330.572.462
388B

Irrigation

\$398.33

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$398.33



Weather Engineers, Inc.
 Air Conditioning • Heating • Refrigeration • Commercial • Residential

Envirovac
 Air Duct Cleaning
 The Clean Air Professionals

IC **INTEGRITY**
 CONTRACTORS

A+
 AIR CONDITIONING &
 REFRIGERATION

Weather Engineers, Inc.
 PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Invoice

Number	Date
S79353	09/14/22

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

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
09/07/22	170849			30	SA0	

DESCRIPTION

Reported by: Winslow 904 318-0797
 Trouble Code: WTL - WATERLEAK
 billable/water leaking loc social hall/avail
 all day

work completed.
 9/15/22 Approved

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

Diagnostic: Total difficult blockage in
 condensation drain line. (2) Bottom of Fan Coil
 Return air plenum filled with about 15+ gallons of
 water. (3) Mechanical room floor covered with water.
 (4) Fan Coil blower belt making some noise. Action:
 Used 300 psi of nitrogen, shop-vac, and chemical to
 remove blockage in condensation drain line, remove
 all water in both of Fan Coil, and utility room
 floor then test condensation drainage system for
 proper drainage, everything checked out ok also
 turn blower fan belt to stop noise. A/C is on line
 with no condensation leak. Utility room floor and
 bottom of return air plenum is wet and will take
 several days to dry. Recommendations: Replace Fan
 Coil Blower belt.

TECH	DATE	RECEIVED	ARRIVED	DEPARTED
104	09/07/22	07:45:00	08:25:00	10:30:00

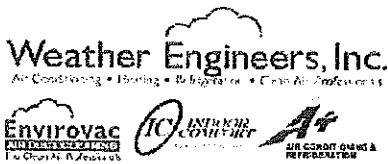
Continued on page 2

1.330.572.460
 429B

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 opportunity 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 80-300.5 (A). THIS REGULATION 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.



Weather Engineers, Inc.
 PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Invoice

Number	Date
S79353	09/14/22

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

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
09/07/22	170849			30	SA0	
DESCRIPTION						
Continued from page 1						
60 NU-BRITE COIL CLEANER (OZ) .54 32.40						
09/07/22	1 MECH R/T	2.08 HRS @	89.25	185.64		
09/07/22	1 MECH T/T	.50 HRS @	89.25	44.63		
09/07/22	1 MECH N/C	.17 HRS @	89.25	.00		
MATERIAL 32.40						
LABOR 230.27						
TOTAL \$ 262.67						

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 opportunity 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 REGULATION 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

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

09/07/22
 Page 1

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

170849

Problem Reported:
 Current Contract: 12/01/2021-11/30/2022
 PROB: WTL-WATERLEAK
 billable/water leaking loc social hall/avail all day

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

Diagnostic: Total difficult blockage in condensation drain line.
 (2) Bottom of Fan Coil Return air plenum filled with about 15+ gallons of water.
 (3) Mechanical room floor covered with water.
 (4) Fan Coil blower belt making some noise.
 Action: Used 300 psi of nitrogen, shop-vac, and chemical to remove blockage in condensation drain line, remove all water in both of Fan Coil, and utility room floor then test condensation drainage system for proper drainage, everything checked out ok also turn blower fan belt to stop noise.
 A/C is on line with no condensation leak.
 Utility room floor and bottom of return air plenum is wet and will take several days to dry.
 Recommendations: Replace Fan Coil Blower belt.

Tech	Date	Hours
104	09/07/2022	0.6666 TT hours

Qty	Material	Unit Price	Amount
(60)	NU-BRITE COIL CLEANER (OZ)	0.80	48.00

Description	Amount
COUPON 100	0.00



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

Work Order

09/07/22
Page 2

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

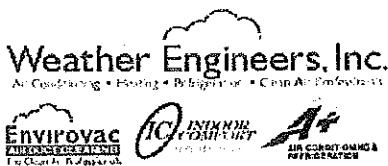
BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Call Slip Number
170849

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

Authorized Signature

09/07/2022 10:22AM



Weather Engineers, Inc.
 PO Box 37068
 Jacksonville, FL 32238
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Invoice

Number	Date
S79589	09/14/22

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

Return this portion with payment

Amount Paid: _____

Work Order Date	Call Slip Number	P.O. Number	Salesman	Terms	Contract #	Batch #
09/12/22	171015			30	SA0	
DESCRIPTION						
<p>Trouble Code: MIS - MISC. REPAIR To replace worn belt found by 104 Quoted \$206.39</p> <p>BRAND [MODEL # / SERIAL #] SERVING AREA TRANE TWE090A300DA / 3111J2X5H SOCIAL HALL</p> <p>Action: Replaced fan coil blower fan belt and verified fan coil operations. A/C is on line and cooling.</p> <p style="text-align: right;">9/13 Repairs completed to social hall.</p>						
				AS AGREED	206.39	
1.330.572.460 429B				TOTAL \$	206.39	

Thank you for your business!!

Please make all checks payable to Weather Engineers, Inc.
 Remit to: PO Box 37068 Jacksonville, FL 32238
 Phone (904) 356-3963* Fax (904) 356-4969

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CHECK DATE	VEND#INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNTCHECK.....	
		DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS		AMOUNT	#
9/15/22	00065	2/14/22	3381A	2022	08 600-53800-60000			*	13,675.00	
STREET SIGN RPLCMNT PROJ										
SUNDANCER SIGN GRAPHICS									13,675.00	000281
9/23/22	00106	7/15/22	91301229	2022	06 600-53800-61000			*	937.00	
RPR CONDENSER WIRE										
		8/05/22	91301257	2022	06 600-53800-61000			*	956.00	
RPLCD TRANSFORMER & STAT										
WW GAY MECHANICAL CONTRACTOR, INC									1,893.00	000282
TOTAL FOR BANK B									15,568.00	
TOTAL FOR REGISTER									15,568.00	



SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
kevin@sundsg.com

BILL TO
Bartram Springs CDD
14530 Cherry Lake Drive East
Jacksonville, FL 322598

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

INVOICE 3381

DATE 02/14/2022 **TERMS** Due on receipt

DUE DATE 03/01/2022

ACTIVITY	QTY	RATE	AMOUNT
2022 STREET SIGN REPLACEMENT PROJECT			
STREET SIGNS:BARTRAM SPRINGS STREET SIGN (COMBO) STOP COMBO. 4" SQUARE ALUMINUM (6063) POST WITH WELDED ATTACHMENT TABS. SIGN TO INCLUDE 30" HIP STOP SIGN WITH OVERSIZED ALUMINUM BACKER. STREET NAME CALLOUT IS 1" SQUARE TUBE WITH 1" FLAT BAR ATTACHED TO POST AND 1/4" ROUND DECORATIVE SUPPORT ROD. STREET NAME WILL BE WHITE AND GREEN REFLECTIVE VINYL ATTACHED TO STREET BLADE PANEL.	16	695.00	11,120.00T
LOCATIONS:			
CHERRY LAKE EAST / CRAB CREEK DRIVE			
CHERRY LAKE EAST / MAGNOLIA SPRINGS LANE			
CHERRY LAKE EAST / GREEN MYRTLE DRIVE			
CHERRY LAKE EAST / FORREST STUMP LANE			
CHERRY LAKE NORTH / BIG SPRING STREET			
CHERRY LAKE NORTH / BIG SPRING STREET			
CHERRY LAKE NORTH / PALMETTO SPRINGS STREET			
CHERRY LAKE NORTH / LITTLE SPRINGS CRT			
CHERRY LAKE NORTH / ALDERFER SPRINGS DR			
CHERRY LAKE WEST / LAKE JESSUP DRIVE			
CHERRY LAKE WEST / LAKE JESSUP DRIVE			
CHERRY LAKE WEST / GREEN POND			
CHERRY LAKE WEST / WAKULLA SPRINGS ROAD			
CHERRY LAKE / BARTRAM SPRINGS PARKWAY			
BARTRAM SPRINGS / GINNIE SPRINGS			
BARTRAM SPRINGS / BARTRAM VILLAGE DRIVE			

65 B
33600-53800-6000

ACTIVITY	QTY	RATE	AMOUNT
Repair/Refurbish REPLACE SIGN BACKING (STOP)	1	125.00	125.00
LOCATIONS:			
AMENITY CENTER AMENITY CENTER WEST @BUS STOP			
Repair/Refurbish REPLACE POST FINIAL	2	35.00	70.00
LOCATIONS:			
AMENITY CENTER EAST BSP / OUTBOUND (DOG STATION)			
Street Sign COMMUNITY SPECIFIC NO PARKING SIGN	3	195.00	585.00T
LOCATION:			
SILVER GLEN / GINNY SPRINGS SILVER GLEN PARKING AREA (2)			
Repair/Refurbish Repair or Refurbish existing NO SMOKING SIGN AT VETERANS PARK	1	25.00	25.00
Specialty Sign NO LITTERING / LOITERING FOR VETERANS PARK	1	195.00	195.00T
Specialty Sign SUPERVISE CHILDREN (VETERANS PARK BATHROOM)	1	25.00	25.00T
Install - Sign Installation of Street Sign per specs	14	95.00	1,330.00
Repair/Refurbish Repair or Refurbish existing SIGNAGE	1	200.00	200.00

SUBTOTAL

13,675.00

TAX

894.38

ST&C

TOTAL

14,569.38

TOTAL DUE

\$14,569.38



INVOICE

INVOICE #: 913012296
INVOICE DATE: 07/15/22
CUSTOMER NUMBER: Vest002
SERVICE ORDER: 19001188
CUSTOMER PO:

Vesta Property Services, Inc.
ATTN:
475 West Town Place Suite 114
St Augustine, FL 32092

----> **INVOICE TOTAL DUE: \$ 937.00**

DUE DATE: 08/14/22

TERMS: NET 30 DAYS

For work performed at:
Bartram Springs Amenity Center
14530 Cherry lake Drive East,
Jacksonville, FL 32258

106B
33.600.53800.61000

LABOR

DATE	DESCRIPTION	HOURS	HOURLY TYPE	RATE	EXTENDED
06/18/22	Afterhours Repaired control wiring in condenser				937.00
				Labor-Subtotal only:	937.00

COMMENTS

Unit not running found unit not cooling troubleshot unit found low voltage issues fixed and unit is now running check pressures and everything is going good unit is running properly waited and watch temp come down 8 degrees then called it good

TOTAL BEFORE TAX: 937.00
TAX: 0.00
INVOICE GRANDTOTAL: 937.00

Please note: Interest will accrue on past due invoices at the maximum rate allowed by law.
REMIT TO: WW Gay Mechanical Contractor 524 Stockton Street Jacksonville, FL 32204
904-388-2696



INVOICE

INVOICE #: 913012576
INVOICE DATE: 08/05/22
CUSTOMER NUMBER: Vest002
SERVICE ORDER: 13009983
CUSTOMER PO:

Vesta Property Services, Inc.
ATTN:
475 West Town Place Suite 114
St Augustine, FL 32092

----> **INVOICE TOTAL DUE: \$ 956.00**

DUE DATE: 09/04/22

TERMS: NET 30 DAYS

For work performed at:
Bartram Springs Amenity Center
14530 Cherry lake Drive East,
Jacksonville, FL 32258

106B
33.600.53800.61000

LABOR

DATE	DESCRIPTION	HOURS	HOURLY TYPE	RATE	EXTENDED
06/29/22	Jonathan R Gullion	4.00	OVT	87.00	348.00
06/29/22	Kevin J Taylor	4.00	OVT	152.00	608.00
Labor-Subtotal only:					956.00

COMMENTS

Transformer was bad, stat was bad, 2 nicked wires. Replaced transformer and stat and fixed wires unit is now up and running

TOTAL BEFORE TAX: 956.00
TAX: 0.00
INVOICE GRANDTOTAL: 956.00

Please note: Interest will accrue on past due invoices at the maximum rate allowed by law.
REMIT TO: WW Gay Mechanical Contractor 524 Stockton Street Jacksonville, FL 32204
904-388-2696