

BARTRAM SPRINGS
Community Development District

December 12, 2022

AGENDA

Bartram Springs Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BartramSpringsCDD.com

December 5, 2022

Board of Supervisors
Bartram Springs Community Development District

Dear Board Members:

The Meeting of Bartram Springs Community Development District is scheduled for **Monday, December 12, 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. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Review of CDD Supervisor Duties & Responsibilities, Sunshine Law, and Public Records Law
 - C. Election of Officers, Resolution 2023-01
- IV. Approval of Minutes of the November 14, 2022 Meeting
- V. Consideration of Landscape Maintenance Agreement with VerdeGo
- VI. Resident Request to Construct Improvements in Drainage Easement
- VII. Consideration of Proposals to Trim Trees and Bushes Along Sidewalk
- VIII. Update Regarding Vesta Revenue

- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager - Report
 - E. Operation Manager - Report
- X. Supervisor's Request and Audience Comments
- XI. Financial Statements
 - A. Balance Sheet as of October 31, 2022 and Statement of Revenue & Expenditures for the Period Ending October 31, 2022
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XII. Shade Session Regarding Discussion of Security System and Security Plan (Board & Staff only)*
- XIII. Consideration of Integrated Access Solutions for Installation of Additional Cameras
- XIV. Next Scheduled Meeting – January 9, 2023 at 6:00 p.m. @ Bartram Springs Club Amenity Center
- XV. Adjournment

** Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2023-01

**A RESOLUTION DESIGNATING OFFICERS OF THE
BARTRAM SPRINGS COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Bartram Springs Community Development District at a regular business meeting held on December 12, 2022 desires to elect the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice-Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer
<u>Howard McGaffney</u>	
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Howard McGaffney</u>	
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	

PASSED AND ADOPTED THIS 12TH DAY OF DECEMBER, 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH 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, November 14, 2022 at 8:30 a.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Kevin Colcord	Chairman
Andrew Walden	Vice Chairman
James Chipman	Supervisor
Stephanie McKinney <i>joined late</i>	Supervisor
Derri Lassiter Young	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Sue O'Lear	Bartram Club General Manager - Vesta
Winslow Wheeler	Operation Manager - Vesta
Dan Fagen	Vesta Property Services
Lacy Reynolds	Supervisor Elect
Taner Nierengarten	Supervisor Elect
Billy Genovese	VerdeGo Landscape
David Landschoot	VerdeGo Landscape

The following is a summary of the actions taken at the November 14, 2022 Bartram Springs Community Development District Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 8:30 a.m. Mr. Oliver introduced the newly elected board members and thanked them for being in attendance. He added they will be assuming office at the next meeting in December.

Mr. Oliver pointed out on Item #4 on the agenda consideration of resident's request for Board's reconsideration of suspension. That is going to start promptly at 9:00 a.m. Wherever we are on the agenda at that point, we'll shift promptly to that item. Once completed, we will resume with the remaining agenda items.

SECOND ORDER OF BUSINESS**Audience Comments**

Mr. Oliver asked for audience comments. He noted this was an opportunity for audience to make comments to the Board on items that are on the agenda. He noted that they will also have audience comments toward the end of the meeting and that can be about any CDD matters, whether on the agenda or not. There were no audience comments at this time.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the October 10, 2022 Meeting**

Mr. Oliver stated the next item is approval of the minutes of the October 10, 2022 meeting. Mr. Oliver asked for any changes, and hearing none, asked for a motion of approval.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the minutes of the October 10, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resident's Request for Board Reconsideration of Suspension**

Mr. Oliver stated that for Item 4 they will wait until 9:00 to start this topic.

Mr. Haber stated that on September 10, 2022 there was an incident at the amenity facility. On September 16 a letter was provided to the resident informing them that there would be a suspension until the next Board meeting. That Board meeting took place on October 10 and at that meeting the Board made a determination on the suspension. Another letter was provided to the resident on October 20 informing them of the suspension. That letter also specified that there was a Board meeting on November 14 and the resident would have an opportunity to provide extra evidence or facts for the Board to determine if they want to make any change to the duration of the suspension. Mr. Haber noted that the policies allow the Board to suspend or terminate use of the facilities for various reasons. He noted that in the policy there is a three-step process that for certain violations gets followed and there is a provision in the policy for severe violations that

allows the Board to forego the three-step process and enforce a more severe punishment. Mr. Haber noted that at today's meeting the resident and his counsel would be allowed an opportunity to present additional facts.

Mr. Mercer was present as counsel for Mr. El Kacimi to present additional information on the matter. Mr. Mercer and Mr. El Kacimi reviewed information about the date of the incident. Mr. El Kacimi noted that he was with his two daughters on that day. Mr. Mercer asked Mr. El Kacimi what he observed happen that day. Mr. El Kacimi stated that the lifeguard was continuously blowing her whistle and she blew the whistle at his daughter. His daughter was fixing her goggles, and Mr. El Kacimi stated that he was also trying to help his daughter fix her goggles. Mr. El Kacimi stated that the lifeguard loudly and continuously blew the whistle. Mr. El Kacimi stated that the lifeguard told him he should go to the kid's pool, and he told the lifeguard his daughter is part of the swim team. The lifeguard stated she had to blow her whistle any time someone held onto the lane. Mr. Mercer asked if the lifeguard's tone was productive or like she was on a power trip, and Mr. El Kacimi stated that it was like she was on a power trip. Mr. El Kacimi stated that at that time he was trying to diffuse the situation. Mr. El Kacimi tried to talk to the lifeguard while she was on the lifeguard stand and the lifeguard was dismissive. Mr. Mercer noted that the lifeguard called another employee, Kendall, to come speak to Mr. El Kacimi. Mr. El Kacimi noted that was a constructive conversation, and Kendall suggested that Mr. El Kacimi's daughters use the outside ledge so they can hold on to the concrete. Mr. Mercer stated that in the evidence he requested from Mr. Haber, the file did not contain any statement from Kendall. Mr. Mercer asked if the employee statement that was produced contained anything that referenced Mr. El Kacimi using obscenities or cursing, and Mr. El Kacimi answered no. Mr. Mercer stated that Mr. El Kacimi thought the situation was resolved after 15 minutes had passed. Mr. El Kacimi left the pool and the lifeguard went into the office at that time. Mr. Mercer noted that at the last meeting Ms. O'Lear indicated to the Board that she had seen a video but she did not produce any video of Mr. El Kacimi leaving the pool. Mr. Mercer stated that as Mr. El Kacimi was leaving and walking home with his two daughters thinking everything is resolved, someone revved their engine and honked their horn at Mr. El Kacimi from an automobile. Mr. El Kacimi noted that it was the mother of the lifeguard in the automobile. Mr. El Kacimi stated that he attempted to diffuse things with the lifeguard's mother. At the last meeting, it was stated that Mr. El Kacimi did not curse or use obscene language towards the lifeguard's mother either.

Mr. Mercer reviewed Exhibit '1' which was produced by Mr. Haber. Exhibit '1' in the first red box in the statement it says, "Due to his accent, I wondered at the time if his demeaning behavior was indicative that his culture's view of women was in a derogatory manner and that women are perceived as a subclass of beings by men as some cultures view and treat women around the world." Mr. Mercer noted that in the next paragraph the statement goes on to allude to the underlying phrase "be kept quiet." Mr. Mercer asked Mr. El Kacimi what his faith was, Mr. El Kacimi stated that he is Muslim. Mr. Mercer asked Mr. El Kacimi what his race was, Mr. El Kacimi stated he is Arabic. Mr. Mercer asked Mr. El Kacimi what his national origin was, and Mr. El Kacimi replied Morocco. Mr. Mercer asked Mr. El Kacimi if he was provided a copy of the statement shown on Exhibit '1' and Mr. El Kacimi answered no. Mr. Mercer asked if he was provided a copy of Exhibit '1' would he have come to the prior Board meeting, and Mr. El Kacimi answered yes.

Mr. Mercer asked Mr. El Kacimi if he knew whether the Board was provided with Exhibit '1' by Ms. O'Lear, and Mr. El Kacimi answered no. Mr. Mercer stated that in the audio recording from the meeting that he listened to, a number of Board members asked Ms. O'Lear about statements that she had, which it didn't seem like the Board had, but Ms. O'Lear did. Mr. Mercer asked if Mr. El Kacimi wanted the Board to take this into account in the deliberation, and Mr. El Kacimi answered yes. Mr. Mercer noted that on the Monday after the interaction with the lifeguard, Mr. El Kacimi received a call from Ms. O'Lear. Mr. Mercer asked Mr. El Kacimi if at the end the call, did Ms. O'Lear say words to the effect of, "you're going to be suspended from the pool and amenity center for a very long time." Mr. El Kacimi answered that was correct. Mr. Mercer asked Mr. El Kacimi if it seemed like Ms. O'Lear already had a leaning against him before she was able to hear his side, and Mr. El Kacimi answered yes that was evident.

Mr. Mercer asked the Board to turn to Exhibit '3' which references Mr. El Kacimi reacting to their corrective actions by verbally abusing. Mr. Mercer asked the Board to turn to Exhibit '6' which came from the CDD rules and policies. Page 23 of Exhibit '6' states under 'Suspension and Termination of Privileges' in subsection 1 "privileges at the amenity center can be subject to suspension or termination by the Board of Supervisors or an appointee thereof, if a patron" and then there is a subseries of bullets. Mr. Mercer noted that the fifth bullet says, "treats the personnel or employees of facilities in an unreasonable or abusive manner." Mr. Mercer reviewed the other bullets that he claimed were not applicable to this interaction. Mr. Mercer noted in subsection 2 it

states that, “the District shall follow the following process for suspending or terminating amenity center privileges.” Mr. Mercer asked how long Mr. El Kacimi’s suspension was from the pool and the amenity center, and Mr. El Kacimi answered 1 year. Mr. Mercer noted under subsection 2a, it says first offense. He noted that the item prior was dealing with alleged disputes. Mr. Mercer noted the first offense is merely a verbal warning and/or written warning. Mr. Mercer noted that Mr. El Kacimi had never had a prior issue. Mr. Mercer stated that under subsection 2b the second offense, even if someone had engaged in abusive behavior once and they did it again, the suspension would be 1 week suspension. Subsection 2c shows the guidelines for a third offense, which is suspension of all amenity center privileges from the time the violation occurs for one year. Mr. Mercer noted that above that the second sentence of 2c states, “at said meeting, the record of all previous offenses will be presented to the Board.” Mr. Mercer stated again that there were no prior offenses from Mr. El Kacimi.

Mr. Mercer reviewed subsection 4 for extraordinary active misbehavior. That section mentions sheriff involvement and arrests taking place. Mr. Mercer noted that they did not go through step 1, step 2, or step 3. Mr. Mercer stated that this situation was blown out of proportion and the basis of it was racism. Mr. Mercer asked for a motion to vacate the ruling from the prior meeting and dismiss the case against Mr. El Kacimi.

A Supervisor questioned the statement from the witness at the pool which details that curse words were used towards the lifeguard. Ms. Young noted that her decision was not based upon any knowledge of Exhibit ‘1’ or other documents. Her decision was based on information that was presented to the Board by Ms. O’Lear. Based on that information, the Board came to the decision to recommend a six-month suspension. Ms. Young noted that because of the nature of the altercation with the employee based on the information presented at the meeting, they made their decision. Mr. Mercer stated that the audio he heard from the prior meeting was not common evidence. Mr. Mercer noted that it was Ms. O’Lear summarizing what she heard someone else say, which was double hearsay. The Board did not have statements or video.

Mr. Haber noted for the record that as of today’s hearing, the resident had been provided the entire file and has an opportunity to address all those issues. Mr. Haber stated that it was up to the Board to make a determination based on the new information provided. The Board could make changes to the suspension or keep it the same.

Mr. Walden stated that there had been other instances where residents attended the meetings, plead their case, and their suspensions were raised or lessened. Mr. Colcord stated that they based their decision at the last meeting on the information that they were provided with at that time. Ms. Young stated that she still stood by the six-month suspension. Ms. McKinney stated that the other residents Mr. Walden had mentioned had apologized for the language and they reduced his suspension. Ms. McKinney noted that Mr. El Kacimi did not atone for the actions and he didn't show up at the last meeting to discuss it and that is why the penalty was harsher. Ms. McKinney noted that they have had multiple instances lately of residents being abusive to staff and there is no excuse for being abusive to their 16-year-old staff. Ms. McKinney stated that she thought Exhibit '1' is useless and they did not consider that exhibit during the initial decision. Ms. McKinney stated that they had no witnesses that the lifeguard's mother came up to Mr. El Kacimi honking and revving her engine. Mr. El Kacimi stated that he had no issues with any other residents in the community.

Mr. Mercer reminded the Board that the first offense punishment per the rules and policies of the CDD was a written warning. Mr. Mercer noted that the letter Mr. El Kacimi received did not state directly that he faced a one-year suspension. Mr. Haber noted that letter did state that Mr. El Kacimi was under suspension at the time he received the letter. Mr. Mercer argued that the letter sent to Mr. El Kacimi should have clarified that this situation was being considered as a "Section 4" offense. Ms. McKinney stated that it would not look good for the Board to change Mr. El Kacimi's suspension to 6 months, when at the previous meeting a resident showed up, plead his case, and apologized profusely, and the Board suspended them for 6 months as well. Mr. El Kacimi stated that he did not use profanity and did not feel that he intimidated the lifeguard, he noted that he aims to be a good citizen and resident. Mr. Colcord stated that he appreciated Mr. El Kacimi explaining his side.

Mr. Walden suggested reducing the suspension to time served. Ms. McKinney stated that she did not believe time served was fair. Ms. Young stated that she did not like Exhibit '1' either, and did not feel like this was a discrimination case. Ms. Young noted that after listening to Mr. El Kacimi and hearing him express remorse, that she would change her position to time served instead of six months suspension. Ms. Young stated that she did not want the Board to be held liable, or for this to turn into a discrimination case. Mr. Mercer asked for a five-minute recess to discuss with his client. Mr. Haber noted that they could recess.

Mr. El Kacimi returned to address the Board. He stated that he was sorry for the incident. He stated that he did not want to be a problem for the Board. Mr. Mercer thanked the Board for their consideration of reduction in Mr. El Kacimi's suspension. Mr. Mercer stated that while he could not ask his client to give up his individual rights, but he noted that Mr. El Kacimi wanted to fit in and wanted to take his girls to swim, he didn't want to be a problem or start a fight. Mr. Colcord stated that he felt the Board did nothing wrong, and that they didn't need a waiver or written statement from Mr. El Kacimi in return for the reduced suspension.

On MOTION by Mr. Colcord, seconded by Mr. Walden, with Mr. Colcord, Mr. Walden, Ms. Young, and Mr. Chipman in favor and Ms. McKinney opposed, Immediately Lifting Mr. El El Kacimi's Remaining Suspension from the Amenity Center, was approved 4-1.

FIFTH ORDER OF BUSINESS

Discussion of VerdeGo Letter of Increase

Mr. Oliver presented the discussion of the VerdeGo letter of increase which was in the agenda package.

Mr. Landschoot noted that in the packet was a request for an increase for 2023 for their landscaping services. Ultimately, it is a 7% increase. He noted that this increase was lower than most of their other properties. Discussion ensued on the price increase, and supervisors voiced concerns on VerdeGo having to hire extra employees to bring their community back up to standard. The Board decided to table this item to the December meeting, no action was taken.

SIXTH ORDER OF BUSINESS

Consideration of Revised Agreement with Vesta

Mr. Oliver reminded the Board that when they went through the budget adoption process in July, they approved the requested increases from Vesta, and those are incorporated in the budget. Mr. Oliver noted that when after Vesta reviewed the agreement renewal, there were some indemnification language revisions that were requested by Vesta to be included in the contract. The Board asked counsel to work with Supervisor Young on the language in the agreement. Mr. Haber noted that there were two provisions to the agreement. The first provision is the insurance section of the agreement, and Vesta asked that they clarify the agreement to say that the District and its Board be named as additional insured under the commercial and general liability policy. Mr. Haber stated that he felt comfortable with that clarification. The other change, Vesta asked for

a change to the indemnification agreement that would essentially narrow Vesta's indemnification obligation to only four negligent acts. That would obligate the CDD in certain instances to indemnify Vesta. Mr. Haber noted that they updated the indemnification clause.

On MOTION by Mr. Walden, seconded by Mr. Colcord, with all in favor, the Revised Agreement with Vesta, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal with Integrated Access Solutions for Installation of Additional Cameras

Mr. Wheeler noted that Integrated Access Solutions does all of their security and has installed everything in the community. He reviewed the proposal from them to put a camera on a post by the irrigation controls to get a full view of the field. The proposal total is \$3,441.31.

Discussion ensued on prosecution and if cameras are necessary if punishment isn't enforced. The Board tabled this item to a future meeting, no action was taken.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing further to report to the Board.

B. Engineer – Consulting Engineer's Report

Mr. Oliver noted that the Master Trust Indenture report from the engineer was in the agenda package for review. Mr. Oliver stated that this report is required when issuing bonds.

C. District Manager

Mr. Oliver stated that as I mentioned earlier in the meeting, the two new Supervisor-elects are here at the meeting today. He noted that they will join the Board and sworn in officially at the next meeting on December 12.

D. General Manager - Report

Ms. O'Lear reviewed her report. She noted that looking towards December, based on feedback last year from residents they will be expanding their Santa events.

E. Operation Manager

1. Report

Mr. Wheeler reviewed his report and stated that a few items had already been covered throughout the agenda.

2. Lake Doctors Report

Mr. Wheeler reviewed the Lake Doctors report.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Oliver asked for any Supervisors requests.

Mr. Colcord stated that this was his last meeting after 16 years. He noted that he always tried to do the best for this community, and that it was important for the Board to be cohesive. He stated that attacking another Board member on social media was unprofessional and uncalled for. Mr. Colcord stated that bringing alcohol into the facility had been brought for discussion, he noted that as a resident, homeowner, and outgoing Board member he felt that was a mistake and it would open the District up to liability.

Ms. McKinney thanked Mr. Colcord for his leadership and for his giving personality, and stated that before she joined the Board, she had the wrong picture of him but after getting to know him and working with him on the Board she had changed her negative opinion of him.

Mr. Walden stated that although the don't always agree on every decision, their ability to express their opinions and argue their side makes them a good Board. He expressed that the new Board members need to show up and be present for Board meetings.

Ms. Young reminded the new Board members about the Sunshine Law and noted that as Board members they have to be very careful with what they say on social media. Ms. Young stated that she discussed with Jim Oliver about the online posts regarding Mr. Colcord's business. She also noted that she had good relationships with both Taner and Lacey, the new Supervisors. Ms. Young suggested that a mature adult be hired and present all the time as a staff member.

The Board thanked Mr. Oliver and GMS for their work with the CDD.

Ms. Reynolds asked if it was typical for vendors to not cash a check from February until August. Mr. Colcord noted that there was an issue with that check being lost or stolen. Ms. Reynolds asked if Board members could be renters, and Mr. Oliver answered yes as long as they are a registered voter using Bartram Springs as their voting address.

TENTH ORDER OF BUSINESS

Financial Statements

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

A copy of the financials were 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

Mr. Oliver asked

On MOTION by Mr. Walden seconded by Ms. McKinney with four in favor and Mr. Colcord abstained due to a conflict of interest invoice from Sundancer Sign Graphics was approved 4-0.

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

ELEVENTH ORDER OF BUSINESS

Action Items for Follow-Up

Mr. Oliver stated that he would share his meeting notes with the Board and the two new Supervisors.

TWELFTH ORDER OF BUSINESS

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

Mr. Oliver stated the next meeting will be December 12, 2022 at 8:30 a.m. in the same location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Mr. Walden, seconded by Ms. McKinney, with all in favor the meeting adjourned at

November 14, 2022

Bartram Springs Community Development District

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH 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

SIXTH ORDER OF BUSINESS

POND # (* denotes 1 of 2 routes)	ADDRESSES FOR BOAT ACCESS POINTS
1*	Launch from Bartram Springs Pkwy
2	14832 Grassy Hole Ct. (limited/not usually needed – “walker”)
3	Between 14759 and 14767 Grassy Hole Ct.
4	Open end of cul-de-sac Wakulla Springs Rd.
5*	Between 14735 and 14743 Silver Glen Dr. E.
6*	No launch between 6454 and 6456 Ginnie Springs Rd. – currently a “walker,” which hasn’t been a problem, yet.
7*	Launch behind 6591 Silver Glen Dr.
8*	Launch beside 6358 Crab Creek Dr.
9*	Launch from Witherington Lake Ct.
10*	Launch from Magnolia Springs Ln.
11*	Launch from E. Cherry Lake Dr.
12*	Between 14406 and 14414 Silvertip Ct.
13*	Between 6339 and 6347 Forest Stump Ln.
14*	Between 14293 Palmetto Spring St. and 6167 Cherry Lake Dr. N.
15	Between 14836 and 14844 Bulow Creek Dr.
16	Between 14837 and 14845 Bulow Creek Dr.
17	Between 14864 and 14872 Falling Waters Dr.
18	Between 14540 and 14548 Big Brush Ln.
19	Between 6060 and 6068 Alderfer Springs Rd. Between 6027 and 6035 Green Pond Dr. NOT between 14423 and 14407 Millhopper Rd.
20	Between 5892 and 5900 Brush Hollow Rd.
21	Between 5772 and 5780 Brush Hollow Rd. at end of cul-de-sac
22	Between 6042 and 6050 Shadehill Rd.
23	Between 5885 Alderfer and 5940 Shadehill (potential launch if needed)
24	Anywhere along Alderfer Springs Dr.
25	No access
26	Along open field through the end of cul-de-sac on Wind Cave Ln.
27*	Launch from E. Cherry Lake Dr.
28*	No launch needed – “walker”
29*	No launch needed – “walker”
30*	No launch needed – “walker”



SEVENTH ORDER OF BUSINESS

JASON SHAW TREE SERVICE

6323 GOMEZ ROAD, ST. AUGUSTINE FL 32080 TELEPHONE 904-794-7053

ESTIMATE

TO: Bartram Springs C.D.D.

DATE: 12-02-22

ATTN: Winslow Wheeler
904-318-0797

REF: Tree Removal/ Pruning

Thank you for opportunity to bid the services of Jason Shaw Tree Service. The following is a description and price of the services offered.

Pruning and cutting back on the wood lines and the listed locations below.

1. Ginny springs road both sides
2. Silver glen drive both sides starting at 6591
3. Cherry lake drive east at 14467
4. Cherry lake drive north at 6142, both sides
5. Alderfer springs at 6015-both sides and at 5939 .
6. Shadehill Road at 6028 and 6043
7. Buelo Creek drive at 15069 and 14813
8. Green Myrtle Drive at 14397
9. Big Spring street at 14187, "L" shape mow a 3 foot path from edge of grass line. This will help with the wood line encroaching on homeowners property. They provide access for mowing.
10. Wind cave road- area back near 9B which a mile worth of a mess
Wind cave road -area back near 9B RED area.

Mow path from edge of fence out 8 feet

11. Mow area from side of fence to edge of tree line ,elevate trees up to 8 feet high.
Approximately 567 feet of area to be moved and trees elevated.

12 Bartram Spring Parkway-right and left side before the town homes (inbound) and out
bound just before the town homes.



TOTAL - \$ 14,500.00

Jason Shaw Tree Service is licensed and insured, and a copy can be provided at your request.
Thank you again for the opportunity and I look forward to working with you.

Jason Shaw, Owner

I.S.A. Certified Arborist # FL-5354A
TRAQ (Tree Risk Assessment Qualified)

Taylor Tree Services, Inc.
 4600 Ave B
 St. Augustine, FL 32088 US
 +1 9046922008
 taylorreeservicesinc@gmail.com

Estimate

ADDRESS
 Winslow Wharfedale
 Bartram Springs CDD

ESTIMATE #

8718

DATE

11/02/2022

ACTIVITY

QTY

RATE

AMOUNT

Tree Work

BARTRAM SPRINGS CDD

1

1,950.00

1,950.00

1. Ginny springs road \$1,950

Tree Work

2. Silver glen drive both sides starting at 6591 \$1,400

1

1,400.00

1,400.00

Tree Work

3. Cherry lake drive east at 14467 \$960

1

960.00

960.00

Tree Work

4. Cherry lake drive north at 6142, both sides \$600

1

600.00

600.00

Tree Work

5. Alderfer springs at 6015-both sides and at 5999 \$1,600?

1

1,600.00

1,600.00

Tree Work

6. Shadehill Road at 6028 and 6043 \$1,200

1

1,200.00

1,200.00

Tree Work

7. Buelo Creek drive at 15069 and 14813 \$1,200

1

1,200.00

1,200.00

Tree Work

8. Green Myrtle Drive at 14897 \$900

1

900.00

900.00

Tree Work

9. Big Spring street at 14187, "L" shape mow a 8 foot path from edge of grass line. This will help with the wood line encroaching on homeowners property. They provide access for mowing. \$1,600

1

1,600.00

1,600.00

Tree Work

10. Wind cave road- area back near 9B which a mile worth of a mess

Wind cave road -area back near 9B FIELD area.

Mow path from edge of fence out 8 feet

1

900.00

900.00

Tree Work

11. Mow area from side of fence to edge of tree line, elevate trees up to 8 feet high. Approximately 567 feet of area to be mowed and trees elevated \$2,500

1

2,500.00

2,500.00

Tree Work

12 Bartram Spring Parkway right and left side before the town homes (inbound) and out bound just before the town homes \$2,300

1

2,300.00

2,300.00

Customer is responsible for requesting 811 for all utility locations for stump grinding services. All irrigation lines must be marked. Office staff can order locates upon customer request. Customer is responsible for obtaining any permits or approvals from any city, county or jurisdiction. Please don't hesitate to call our office at 904 692 2008 if you have any questions or concerns.

Message for commercial properties and/or quotes that request coning areas off or moving objects before our arrival: All scheduled work that result in an additional trip due to objects or areas not being coned off are subject to a trip charge.

TOTAL

\$17,210.00

Accepted By

Accepted Date

Customer is responsible for requesting 811 for all utility locates for stump grinding services. All irrigation lines must be marked. Office staff can order locates upon customer request. Customer is responsible for obtaining any permits or approvals from any city, county or association. Please don't hesitate to call our office at 904-692-2008 if you have any questions or concerns.



PROPOSAL

Mailing Address

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

Job Address

Bartram Springs CDD
14430 Cherry Lake Dr E
Jacksonville, FL 32258

Date: December 02, 2022

Phone:

Opportunity#: 9795

Job Summary:

Clean-up of conservation easements.

1. Bartram Spring Parkway-right and left side before the town homes (inbound) and out bound just before the town homes.
2. Ginny springs road
3. Silver glen drive both sides starting at 6391
4. Cherry lake drive east at 14467
5. Cherry lake drive north at 6142, both sides
6. Alderfer springs at 6015-both sides and at 5939
7. Shadehill Road at 6028 and 6043
8. Buco Creek drive at 13069 and 14813
9. Green Myrtle Drive at 14397
10. Big Spring street at 14187, "L" shape
11. Wind cave road- area back near 9B which a mile worth of a mess

Proposal price includes labor, material, and debris removal. ****This service is recommended every other year.****

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Est Price
6.50	Wood Line Clean Up	Dollars	\$1,000.00	\$6,500.00
Landscape Enhancement Total				\$6,500.00



PROPOSAL

Proposal Total: **\$19,500.00**

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

Payment due 30 days after receipt of invoice.

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

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

ACCEPTANCE OF PROPOSAL

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

By _____

Trey Starling

Date _____

12/2/2022

VerdeGo

By _____

Date _____

Bartram Springs CDD

EIGHTH ORDER OF BUSINESS

Bartram Springs CDD Deposit

Deposits - Acct # 47999755

DATE: 11-16-22

	<u>Check #</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
1	10022323	VESTA PROPERTY	\$ 9,598.74	Q4

Total Deposit	\$ 9,598.74
----------------------	--------------------

Vesta Property Services
Bartram Springs CDD-V (Vesta) Bartram Springs CDD

10022323
10/20/2022

Date	Invoice	Memo	Orig. Amt	Amt. Due	Amount
10/19/2022	Bill	Q4	9,598.74		9,598.74
					9,598.74

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS CHECK IS VOID WITHOUT A PURPLE BACKGROUND AND A WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

Vesta Property Services
245 Riverside Avenue
Suite 300
Jacksonville FL 32202
904-355-1831

Bank of America

10022323

DATE 10/20/2022

\$ ****9,598.74

PAY Nine Thousand Five Hundred Ninety-Eight Dollars and 74/100 Cents

TO
THE
ORDER
OF

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

Charles L. Rule

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑈010022323⑈ ⑆063100277⑆002101213152⑈

DEPOSIT TICKET
FOR CLEAR COPY, PRESS FIRMLY

DATE 11-16-22

CURRENCY	DOLLARS	CENTS
CHECKS LIST EACH SEPARATELY		
1		
2		
3		
4		
5		
6		
7		
8	9598	74
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
TOTAL	9598	74

PLEASE REENTER TOTAL HERE

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED.

63-1278/631
493

TOTAL
ITEMS 1

CHECKS AND OTHER ITEMS
ARE RECEIVED FOR DEPOSIT
SUBJECT TO THE PROVISIONS
OF THE UNIFORM COMMERCIAL
CODE OR ANY APPLICABLE
COLLECTION AGREEMENT.
DEPOSITS MAY NOT BE AVAILABLE
FOR IMMEDIATE WITHDRAWAL.

BARTRAM SPRINGS CDD
5385 N NOB HILL RD
SUNRISE, FL 33351

Hancock Bank.
hancockbank.com

\$

9598.74

⑆5278⑈1000⑆ 0047999755⑈

USE ROUTING NUMBER FROM YOUR CHECKS FOR AUTOMATIC PAYMENTS. ⑈ CHECKS AND OTHER ITEMS ARE RECEIVED FOR DEPOSIT SUBJECT TO THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE AND ANY APPLICABLE COLLECTION AGREEMENT.

AMENITY SERVICES GROUP, INC.
Bartram Springs C.D.D.
Program Revenue for the period: July-Sept 2022

Date	Memo	Zumba/Dance	Yoga	Advertising	Fitness/ Basket	Tennis	Football Soccer	Swim Lesson	Amount
9/30/22	Fitness/Basketball				2,144.73				2,144.73
9/30/22	Summer camp			76,716.50					76,716.50
9/30/22	Swim lesson							4,040.00	4,040.00
9/30/22	Tennis					740.00			740.00
9/30/22	Zumba/Dance	123.50							123.50
9/30/22	Yoga		240.50						240.50
9/30/22	Summer Football/soccer shots						5,632.18		5,632.18
				76,716.50	2,144.73	740.00	5,632.18	4,040.00	89,637.41

10% Revenue Sharing \$ 8,963.74
127 non residents x **\$ 635.00**
\$ 9,598.74

NINTH ORDER OF BUSINESS

D.



General Manager's Report

Date of report: 12/5/2022

Submitted by: Sue O'Lear

GENERAL MANAGER UPDATE

Supervisors,

Welcome to our new board members! I look forward to working with you!

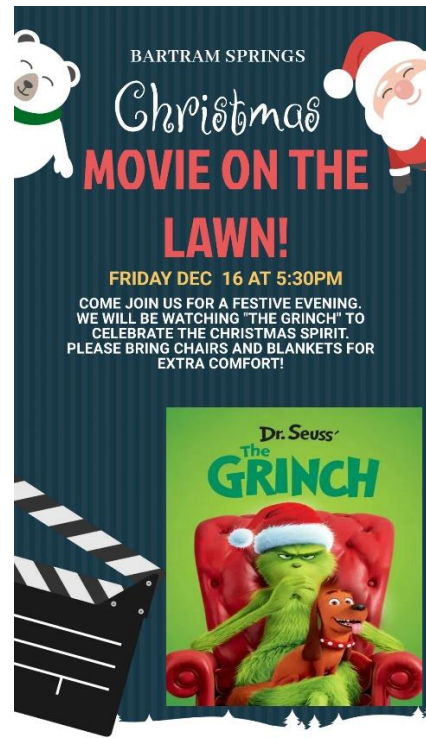
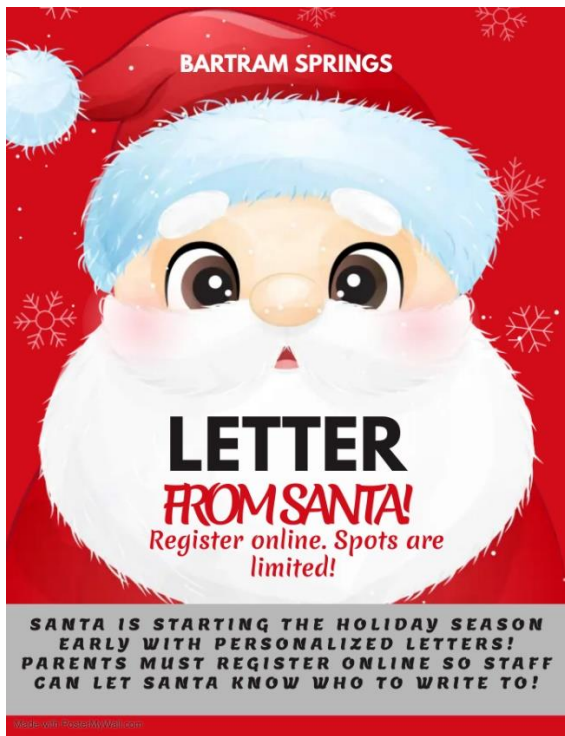
Below please find information about December at Bartram Springs. We have several family events happening this month, meanwhile I am working ahead on recruitment and training for summer seasonal employees.

LIFESTYLE AND EVENTS

December:

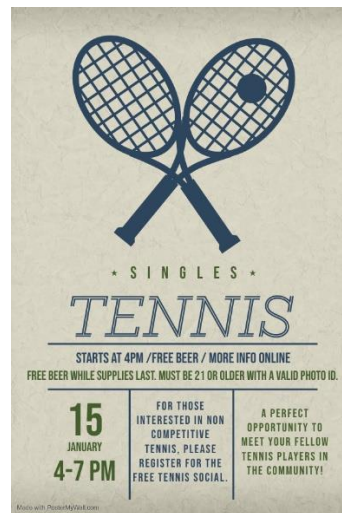
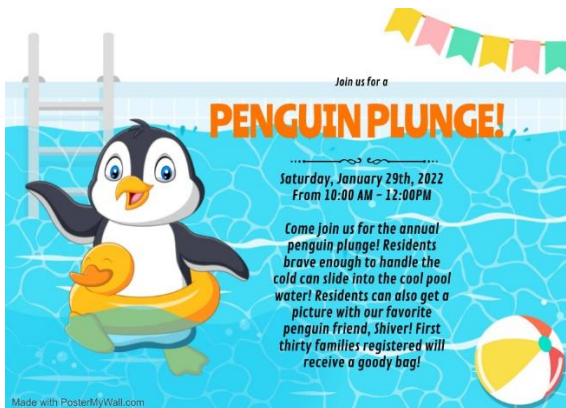
Two of the three major family events are completely booked, and the third is well on it's way. Letters from Santa and our Kids Activity Night – Holiday Party are completely full, and Stephanie has done a great job managing registrations, staffing up and expanding the number of children we can accommodate. Our Cookies with Santa event and photo opportunity was so successful last year, we practically doubled the number of spots available, and are very close to being completely full. We continue to promote these as resident – only events, and staff is working diligently to confirm residency at the time of registration.





January:

We have the usual lineup for FOOD TRUCK FRIDAY and MOVIE ON THE LAWN. In addition, registration has opened for our Tennis Social, and the return of Shiver the Penguin at the Penguin Plunge!



SUMMER EMPLOYMENT OPPORTUNITIES:

We have opened up the application process for summer seasonal positions, including Lifeguards, Lifeguard Supervisors, Pool Monitors and Camp Counselors. We will host another Summer Seasonal Employment Hiring Event in February, as last year we found it was a very successful event for us as we get a jump on the hiring process. Visit the Careers section of the Bartram Springs Amenity website for links to the applications and more information.



BARTRAM FITNESS:

We are preparing for the annual first-of-the-year rush in the gym, making sure we are clean, well stocked and the machines have all had maintenance so we are ready for the increased attendance. We also plan to send out a special edition of the newsletter, freshen the website, and post on Facebook an updated fitness schedule and policy reminders for residents.

AMENITY ATHLETICS:

Registration is currently underway for winter Flag Football.



E.

Bartram Springs

Field Operations Manager's Report

Date of report: 12/12/2022

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.

Construction on Drainage Easement- No Board Action necessary

As recently as October of 2022, as this writer was completing drive throughs of the community noticed that the resident at 6042 Shadehill road was in the midst of installing a pool and fence on his property. The pool is not an issue, but the issue is that the site plans include this resident placing his new fence on the City of Jacksonville easement. This area is specifically utilized by our vendors for landscaping and pond management. Contact was made with the resident who acknowledges that the HOA approved the plan, and he has followed all necessary procedures and plans to move forward. However, the placement of the fence would impede our vendors from entering this area for servicing. In addition, another easement exists at 6066 Shadehill road but the idea of the easement being utilized also requires more than one easement in certain areas due to their size as well as not utilizing the same easement, when possible, to stop wear and tear of the resident's lawn, so at times more than one easement is required for our vendors. Therefore, contacting the HOA for assistance was not fruitful. While I did require all construction of the fence to halt until this matter is resolved. In addition, this writer also contacted the fence company to advise the same, while the resident has halted fence construction at this time and at this point CDD legal became involved to assist in resolving the matter.

Trimming Easement in common areas- Board Action Necessary

For consideration is trimming all common areas in the community where the conservation easement has grown into the sidewalk areas. In these areas a 14' requirement for all trees in the community should be maintained. This writer over time has assisted in this compliance, however at this time these specific areas (see proposal) need more maintenance than me and my team can provide. Therefore, please consider the following proposals. All vendors are licensed and insured.

Jason Shaw Tree Service- \$ 14,500.00

VerdeGo- \$ 19,500.00

Taylor Tree Service- \$ 17,210.00

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 can 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 installation 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 has been completed. 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 has been installed.

Completed Projects

1. Repaired pond bank at front entry.
2. Added additional fountain stream to both entry monuments.
3. Repaired entry way fountain.
4. Added additional outlets to the main office.
5. Continued repair to Christmas lighting.
6. Removed all hedges for mulching on Ginny Springs Road.
7. Mounted Bartram Spring Plaques on entryway after painting.
8. Replaced all sconce lighting on the pool deck and tower.
9. Repaired CDD light poles.
10. Painting of the facility began on 10/15/22 and is expected to take 3-4 weeks.
11. Renovation of the lifeguard office.
12. Renovation of the bushes at veteran's park.
13. Repaired gym urinal.
14. All community street sign and road markers are complete.
15. Annuals installed for November are completed at front entry.
16. Added five yards of sand for the volleyball court.
17. Repaired fountain at front entry.
18. The new card system was replaced.
19. Office TV installed for the camera system
20. Removed all wasps' nests on pool deck and surrounding.
21. Ongoing pool tile cleaning.
22. Exchanged military flags at dog park.

23. Repaired handrail on lap pool.
24. Community potholes, working with COJ for repairs.
25. Ongoing raking of volleyball court and dog park.
26. Repaired fence between tennis court and pool pit area.
27. Replaced gym sink.
28. Replacing entry gate to slide tower.
29. Repaired tennis gate.
30. Repaired Gym door locks.
31. Placed fill dirt in soccer field.
32. Amenity ceiling lights changed in bathrooms.
33. Evaluated all sump pumps for operations.
34. Cleaned all cobwebs from amenity ceilings.
35. Repaired lights as needed and reported to JEA, where necessary.
36. Monthly follow up on community street lighting.
37. Daily maintenance is completed of the pools and Amenity center area.

Expected Projects

1. Paint new Parking lot lines at the amenity center and veteran's park.
2. Replace all rubber mulch.
3. Additional fountain spout installed
4. Front entry bank repair.
5. Repair the driver in the water slide.
6. Replace all pool coffin hinges.
7. Clear and clean up tree/ fence line between the field and school.
8. Racetrack road median project.
9. Conservation easements clean up at dog stations.
10. Conservation easements clean up at 9B.
11. Repair grout in ladies shower area.
12. Pricing new wind covers for the tennis courts.
13. Obtaining pricing for renovation of the showers in the flex room
14. Replacing lock on slide tower door.
15. Recondition amenity park play features.
16. Recondition amenity sauna benches.



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
11/5/22	Bartram Springs	Trey Starling	November

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

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
- Cutting back community easements

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

- 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.
- All ponds will have added fish stock prior to the end of the calendar year.

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



ELEVENTH ORDER OF BUSINESS

A.

Bartram Springs

Community Development District

Unaudited Financial Reporting
October 31, 2022

Meeting Date
December 12, 2022



Table of Contents

I.	<u>Financial Statements - October 31, 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 10/1/2022 - 10/31/2022</u>
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BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
October 31, 2022

	General	Debt Service	Capital Reserve	Total Governmental Funds
ASSETS:				
CASH				
Hancock Bank	\$80,802	---	---	\$80,802
Petty Cash	\$200	---	---	\$200
Capital Reserve	---	---	\$137,246	\$137,246
INVESTMENTS				
State Board	\$67,837	---	---	\$67,837
Custody - Excess Funds	\$9,322	---	---	\$9,322
Series - 2021				
Revenue	---	\$161,965	---	\$161,965
DUE FROM GENERAL	---	\$13,854	---	\$13,854
ELECTRIC DEPOSITS	\$720	---	---	\$720
TOTAL ASSETS	\$158,882	\$175,819.23	\$137,246	\$471,947
LIABILITIES:				
ACCOUNTS PAYABLE	\$22,157	---	\$30,041	\$52,198
DUE TO DEBT SERVICE	\$13,854	---	---	\$13,854
TOTAL LIABILITIES	\$36,011	\$0	\$30,041	\$66,052
FUND BALANCES:				
NONSPENDABLE	\$720	---	---	\$720
UNASSIGNED	\$122,150	---	---	\$122,150
RESTRICTED FOR DEBT SERVICE	---	\$175,819	---	\$175,819
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$107,205	\$107,205
TOTAL FUND BALANCES	\$122,871	\$175,819	\$107,205	\$405,895
TOTAL LIABILITIES & FUND EQUITY	\$158,882	\$175,819	\$137,246	\$471,947

BARTRAM SPRINGS
Community Development District
General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance

REVENUES:

Maintenance Assessments	\$1,499,158	\$10,251	\$10,251	\$0
Facility Income	\$8,000	\$667	\$1,025	\$358
Program Sharing - ASG	\$7,000	\$0	\$0	\$0
Comcast Revenue Share	\$20,000	\$0	\$0	\$0
Interest/Miscellaneous Income	\$200	\$17	\$320	\$303

TOTAL REVENUES	\$1,534,358	\$10,934	\$11,596	\$662
-----------------------	--------------------	-----------------	-----------------	--------------

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$1,000	\$1,000	\$0
Fica Expense	\$918	\$77	\$77	\$0
Engineering Fees	\$6,000	\$500	\$1,381	(\$881)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Arbitrage	\$600	\$0	\$0	\$0
Attorney Fees	\$38,000	\$3,167	\$0	\$3,167
Trustee Fees	\$12,300	\$0	\$0	\$0
Annual Audit	\$3,250	\$0	\$0	\$0
Management Fees	\$56,327	\$4,694	\$4,694	(\$0)
Computer Time	\$1,450	\$121	\$121	\$0
Website Maintenance	\$2,340	\$195	\$290	(\$95)
Telephone	\$800	\$67	\$79	(\$12)
Postage	\$1,000	\$83	\$91	(\$7)
Insurance	\$62,480	\$62,480	\$57,089	\$5,391
Printing & Binding	\$1,500	\$125	\$55	\$70
Record Storage	\$350	\$29	\$0	\$29
Legal Advertising	\$2,900	\$242	\$0	\$242
Other Current Charges	\$1,000	\$83	\$64	\$20
Office Supplies	\$350	\$29	\$5	\$24
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0

TOTAL ADMINISTRATIVE EXPENDITURES	\$208,740	\$78,066	\$70,120	\$7,947
--	------------------	-----------------	-----------------	----------------

AMENITY CENTER

Utilities:

Electric	\$69,300	\$5,775	\$7,449	(\$1,674)
Water/Irrigation	\$26,000	\$2,167	\$1,647	\$519
Cable	\$13,306	\$1,109	\$1,127	(\$18)
Gas	\$1,800	\$150	\$109	\$41
Trash Removal	\$10,262	\$855	\$814	\$41

Security:

Security Monitoring	\$1,000	\$83	\$0	\$83
Access Cards	\$2,200	\$183	\$0	\$183

Management Contracts:

Facility Management	\$185,861	\$15,488	\$15,488	\$0
Pool Attendants	\$86,125	\$0	\$0	\$0

BARTRAM SPRINGS
Community Development District
General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Field Management/Administration	\$71,419	\$5,952	\$5,952	(\$0)
Pool Maintenance	\$46,209	\$3,851	\$3,851	\$0
Janitorial	\$42,834	\$3,570	\$3,570	\$0
Gym Monitor	\$32,621	\$2,718	\$2,718	\$0
Facility Maintenance	\$56,274	\$4,690	\$4,689	\$0
Pool Chemicals	\$30,999	\$2,583	\$1,904	\$680
Mobile Application	\$2,500	\$208	\$208	\$0
Facility Maintenance - COVID	\$7,200	\$600	\$0	\$600
Repairs and Maintenance	\$78,000	\$6,500	\$2,828	\$3,672
Special Events	\$21,000	\$6,719	\$6,719	\$0
Holiday Decorations	\$7,500	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$9,500	\$792	\$0	\$792
Office Supplies	\$4,500	\$375	\$353	\$22
ASCAP/BMI Licenses	\$3,000	\$250	\$0	\$250
TOTAL AMENITY CENTER	\$809,410	\$64,618	\$59,427	\$5,191
<u>GROUNDS MAINTENANCE</u>				
Landscape Maintenance	\$183,767	\$15,314	\$14,868	\$446
Landscape Contingency	\$40,000	\$3,333	\$3,500	(\$167)
Lake Maintenance	\$21,141	\$1,762	\$0	\$1,762
Fountain Maintenance	\$1,600	\$133	\$0	\$133
Grounds Maintenance	\$15,000	\$1,250	\$0	\$1,250
Pump Repairs	\$7,500	\$625	\$245	\$380
Streetlight Repairs	\$5,700	\$475	\$529	(\$54)
Irrigation Repairs	\$10,000	\$833	\$1,824	(\$991)
Miscellaneous	\$2,500	\$208	\$0	\$208
Capital Reserves Contributions	\$229,000	\$0	\$0	\$0
TOTAL GROUNDS MAINTENANCE	\$516,208	\$23,934	\$20,967	\$2,967
TOTAL EXPENDITURES	\$1,534,358	\$166,618	\$150,513	\$16,105
EXCESS REVENUES/(EXPENDITURES)	\$0		(\$138,917)	
Fund Balance - Beginning	\$0		\$261,787	
Fund Balance - Ending	\$0		\$122,871	

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	\$10,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,251
Facility Income	\$1,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,025
Program Sharing - ASG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comcast Revenue Share	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest/Miscellaneous Income	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320
Total Revenues	\$11,596	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,596
Expenditures:													
<u>Administrative</u>													
Supervisor Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$1,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,381
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,694
Computer Time	\$121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121
Website	\$290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$290
Telephone	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79
Postage	\$91	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91
Insurance	\$57,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,089
Printing & Binding	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Office Supplies	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$70,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,120

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	\$7,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,449
Water/irrigation	\$1,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,647
Cable	\$1,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,127
Gas	\$109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109
Trash Removal	\$814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$814
Security													
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Contracts													
Facility Management	\$15,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,488
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Night Swim	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt/Admin	\$5,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,952
Pool Maintenance	\$3,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,851
Pool Chemicals	\$1,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,904
Janitorial	\$3,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
Gym Monitor	\$2,718	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,718
Facility Maintenance	\$4,689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,689
Mobile Application	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Facility Maintenance - COVID	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$2,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,828
Special Events	\$6,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,719
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$353
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$59,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,427
<u>Grounds Maintenance</u>													
Landscape Maintenance	\$14,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,868
Landscape Contingency	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
Streetlight Repairs	\$529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$529
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$1,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,824
Capital Reserves Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$20,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,967
Total Expenditures	\$150,513	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,513
Excess Revenues (Expenditures)	(\$138,917)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$138,917)

BARTRAM SPRINGS
Community Development District
Debt Service - Series 2021
Statement of Revenues & Expenditures
For the Period Ended October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Assessments 2021-1	\$1,192,771	\$13,854	\$13,854	\$0
Assessments 2021-2	\$39,277	\$0	\$0	\$0
Interest Earned	\$700	\$58	\$300	\$241
EXPENDITURES:				
Interest - 11/1	\$134,854	\$0	\$0	\$0
Interest - 5/1	\$134,854	\$0	\$0	\$0
Principal - 5/1	\$965,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
OTHER SOURCES/(USES):				
Interfund Transfer In	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENDITURES)	(\$1,960)		\$14,154	
Fund Balance - Beginning	\$150,613		\$161,665	
Fund Balance - Ending	\$148,654		\$175,819	

BARTRAM SPRINGS
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period Ended October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
REVENUES:				
Capital Reserve Contribution	\$229,000	\$0	\$0	\$0
EXPENDITURES:				
Capital Projects	\$75,000	\$6,250	\$0	\$6,250
Repairs and Maintenance	\$145,500	\$30,041	\$30,041	\$0
Other Service Charges	\$800	\$67	\$0	\$67
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENDITURES)	\$7,700		(\$30,041)	
Fund Balance - Beginning	\$189,018		\$137,246	
Fund Balance - Ending	\$196,718		\$107,205	

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	-	10,251.08	24,105.51
DIRECT BILLS RECEIVED		2021-1 DEBT RECEIVED	2021-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
COMMERCIAL - BS CENTER, LLC		13,854.43	-	10,251.08	24,105.51
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	1,488,907.08	2,707,210.14
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	2016-1 DEBT RECEIVED	2016-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2022	8,991.46	299.54	11,354.67	20,645.67
2	11/16/2022	56,424.03	1,879.67	71,253.86	129,557.56
3	11/25/2022	112,690.87	3,754.10	142,309.20	258,754.17
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TOTAL COUNTY DISTRIB.		178,106.36	5,933.31	224,917.73	408,957.40
TOTAL TAX ROLL DUE (DISCOUNTS NOT TAKEN)		1,000,919.48	33,343.91	1,263,989.35	2,298,252.74

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	1,499,158.16	2,731,315.65
TOTAL RECEIVED		191,960.79	5,933.31	235,168.81	433,062.91

PERCENT COLLECTED DIRECT BILL	100.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	15.11%	15.11%	15.11%	15.11%
TOTAL PERCENT COLLECTED	16.09%	15.11%	15.69%	15.86%

C.

BARTRAM SPRINGS
Community Development District
Check Register Summary 10/1/2022 - 10/31/2022

Check Date	Check No.	Amount
General Fund - Hancock		
10/14/22	2319-2331	\$149,573.13
10/25/22	2332-2342	\$28,002.83
		<hr/> \$177,575.96
<i>Utilities and Autopayments</i>		
10/4/22	Comcast	\$223.74
10/4/22	Comcast	\$721.70
10/11/22	JEA	\$9,096.36
10/11/22	Comcast	\$181.45
10/21/22	Rubicon	\$814.44
10/25/22	Hancock Whitney Purchase Cards	\$1,710.70
		<hr/> \$12,748.39
Total		\$190,324.35

*Fedex invoices will be available upon request.

*** CHECK DATES 10/01/2022 - 10/31/2022 ***
 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 #
10/14/22	00487	8/31/22 4847587	202208 310-51300-48000	NOTICE OF MEETINGS 8/16	*	468.48	
				CA FLORIDA HOLDINGS,LLC			468.48 002319
10/14/22	00010	9/06/22 204673	202208 310-51300-31100	AUG PROFESSIONAL SRVS	*	533.50	
				ENGLAND, THIMS & MILLER, INC.			533.50 002320
10/14/22	00071	9/15/22 555	202210 310-51300-31400	FY23 ASSESSMENT ROLL CERT	*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 002321
10/14/22	00071	10/01/22 556	202210 310-51300-34000	OCT MANAGEMENT FEES	*	4,693.92	
		10/01/22 556	202210 310-51300-35200	OCT WEBSITE ADMIN	*	195.00	
		10/01/22 556	202210 310-51300-35100	OCT INFORMATION TECH	*	120.83	
		10/01/22 556	202210 310-51300-51000	OFFICE SUPPLIES	*	5.00	
		10/01/22 556	202210 310-51300-42000	POSTAGE	*	90.53	
		10/01/22 556	202210 310-51300-42500	COPIES	*	55.35	
		10/01/22 556	202210 310-51300-41000	TELEPHONE	*	78.69	
				GOVERNMENTAL MANAGEMENT SERVICES			5,239.32 002322
10/14/22	00479	10/05/22 100C	202210 320-57200-49300	DJ SRV10/29TRUNK OR TREAT	*	560.00	
				IRVING W. FORSHAY			560.00 002323
10/14/22	00135	9/29/22 22-06411	202209 310-51300-48000	NOTICE OF MEETING 9/29	*	79.63	
				JACKSONVILLE DAILY RECORD C/O			79.63 002324
10/14/22	00471	7/31/22 3083141	202206 310-51300-31500	JUN MONTHLY MEETING	*	1,846.79	
				KUTAK ROCK LLP			1,846.79 002325
10/14/22	00322	9/30/22 90003849	202209 330-57200-46000	TILE & GROUT DEEP CLEAN	*	1,548.18	
		9/30/22 90005932	202209 330-57200-46000	CUSTOM FLOOR CLEANING	*	1,590.36	
				STORM CLEAN INC DBA MR STEAMLUX			3,138.54 002326
				BSPR BART SPRING BPEREGRINO			


CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/14/22	00201	10/01/22 13129560	202210 320-57200-46500 OCT POOL CHEMICALS		*	1,903.56	
			POOLSURE				1,903.56 002327
10/14/22	00112	10/10/22 10102022	202210 300-15100-10100 GEN FUND EXCESS TRANSFER		*	60,000.00	
			STATE BOARD OF ADMINISTRATION C/O				60,000.00 002328
10/14/22	00023	9/09/22 09092022	202209 320-57200-43300 SEP GAS FIRE PIT		*	36.48	
		9/09/22 09092022	202209 320-57200-43300 SEP GAS		*	34.67	
			TECO PEOPLES GAS				71.15 002329
10/14/22	00406	10/01/22 2857	202210 310-51300-35101 OCT MAINTENANCE FEE		*	95.00	
			ROBERTA G NAGLE DBA UNICORN				95.00 002330
10/14/22	00351	8/01/22 400947	202208 320-57200-33000 AUG MGR AND ATTENDANTS		*	14,457.76	
		8/01/22 400947	202208 320-57200-46400 AUG POOL MAINT SERVICE		*	3,489.80	
		8/01/22 400947	202208 320-57200-34100 AUG GEN FAC MAINT SRV		*	4,153.70	
		8/01/22 400947	202208 320-57200-43500 AUG JANITORIAL SRVS		*	3,245.00	
		8/01/22 400947	202208 320-57200-34510 AUG GYM MONITORING SRVS		*	2,457.98	
		8/01/22 400947	202208 320-57200-34000 AUG FIELD OPS SRVS		*	5,577.82	
		8/01/22 400947	202208 320-57200-34530 AUG MOBILE APP/WEBSITE		*	250.00	
		9/30/22 403397	202209 320-57200-34100 PATRICK M. MAINTENANCEHRS		*	528.68	
		10/01/22 402739	202210 320-57200-33000 OCT MGR & ATTENDANTS		*	15,488.39	
		10/01/22 402739	202210 320-57200-46400 OCT POOL MAINT SRVS		*	3,850.73	
		10/01/22 402739	202210 320-57200-34100 OCT GEN FAC MAINT SRVS		*	4,689.49	
		10/01/22 402739	202210 320-57200-43500 OCT JANITORIAL SERVICES		*	3,569.50	
		10/01/22 402739	202210 320-57200-34510 OCT GYM MONITORING SRVS		*	2,718.38	
		10/01/22 402739	202210 320-57200-34000 OCT FIELD OPS SERVICES		*	5,951.60	

BSPR BART SPRING BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 12/02/22	PAGE 3
*** CHECK DATES 10/01/2022 - 10/31/2022 ***												
BARTRAM SPRINGS - GENERAL FUND												
BANK B GENERAL FUND-HANCOCK												
CHECK												
DATE	VEND#	.....INVOICE.....	...EXPENSED TO...					VENDOR NAME	STATUS	AMOUNT	....CHECK.....	
		DATE INVOICE	YRMO DPT ACCT# SUB SUBCLASS								AMOUNT	#
		10/01/22 402739	202210 320-57200-34530						*	208.33		
		OCT MOBILE APP/WEBSITE										
							VESTA PROPERTY SERVICES, INC.				70,637.16	002331
10/25/22 00489	10/20/22 008	202210 320-57200-49300							*	450.00		
		50% DEP-SANTA SEAN 12/18										
							AAA BIG TOP ENTERTAINMENT				450.00	002332
10/25/22 00422	10/04/22 22503	202210 320-57200-43400							*	529.19		
		RPLC PHOTOCCELL										
							DOBSON ELECTRIC, INC.				529.19	002333
10/25/22 00140	10/18/22 44185	202210 330-57200-46100							*	245.00		
		REPAIR FOUNTAIN										
							EAST COAST WELLS & PUMP SERVICE INC				245.00	002334
10/25/22 00010	10/11/22 205193	202209 310-51300-31100							*	291.00		
		SEP PROFESSIONAL SERVICE										
							ENGLAND, THIMS & MILLER, INC.				291.00	002335
10/25/22 00373	10/11/22 722511ES	202210 320-57200-43300							*	8.84		
		SEP FERC GAS										
							FLORIDA NATURAL GAS				8.84	002336
10/25/22 00340	9/07/22 1270019	202210 320-57200-49300							*	5,349.00		
		FALL FESTIVAL 10/22/22										
							PROGRESSIVE ENTERTAINMENT SRVCS.				5,349.00	002337
10/25/22 00340	10/21/22 1240025	202210 320-57200-49300							*	350.00		
		MOVIE NIGHT 10/21/22										
							PROGRESSIVE ENTERTAINMENT SRVCS.				350.00	002338
10/25/22 00274	10/15/22 26511	202210 330-57200-46000							*	135.00		
		QTRLY PERIMETER PROTECT										
	10/15/22 26515	202210 330-57200-46000							*	135.00		
		OCT SNAKE SERVICE										
							QUICK CATCH				270.00	002339
10/25/22 00329	9/30/22 S10909	202209 330-57200-46000							*	250.00		
		SECURE FLEX ROOM DOOR AH.										
							SECURITY 101				250.00	002340
10/25/22 00023	10/10/22 10102022	202210 320-57200-43300							*	34.01		
		OCT CLUBHOUSE FIREPIT GAS										
	10/10/22 10102022	202210 320-57200-43300							*	33.43		
		OCT GAS										
							TECO PEOPLES GAS				67.44	002341
							BSPR BART SPRING					
							BPEREGRINO					

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK.....	AMOUNT	#
DATE		INVOICE	YRMO DPT ACCT# SUB	SUBCLASS							
10/25/22	00388	10/01/22 9601	202210 330-57200-46200				*	14,867.92			
		OCT LANDSCAPE MAINTENANCE									
		10/13/22 9597	202210 330-57200-46250				*	3,500.00			
		INSTALL PINE STRAW @BERMS									
		10/13/22 9598	202210 330-57200-46400				*	552.22			
		IRRIG VALVE STUCK OPEN									
		10/13/22 9599	202210 330-57200-46400				*	1,272.22			
		MAINLINE BREAK OUTSIDE V									
VERDEGO,LLC									20,192.36	002342	
-----									-----		
TOTAL FOR BANK B								177,575.96			
TOTAL FOR REGISTER								177,575.96			

LOCALIQ FLORIDA

ACCOUNT NAME Bartram Springs Cdd		ACCOUNT # 760122	PAGE # 1 of 1
INVOICE # 0004847587	BILLING PERIOD Aug 1- Aug 31, 2022	PAYMENT DUE DATE September 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$468.48	
BILLING ACCOUNT NAME AND ADDRESS Bartram Springs Cdd Sarah Sweeting 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@cco.gannett.com	
		FEDERAL ID 47-2390983	
<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to sales incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>			

0000760122000000000000000048475870004684867173

To sign-up for E-mailed Invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_36204

Date	Description	Amount
8/1/22	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
8/16/22	7642055	7642055 - Bartram Springs Notice of Meetings		\$468.48

RECEIVED
1,310,573.480
487B

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ FLORIDA

ACCOUNT NAME Bartram Springs Cdd		PAYMENT DUE DATE September 20, 2022		AMOUNT PAID		
ACCOUNT NUMBER 760122		INVOICE NUMBER 0004847587				
CURRENT DUE \$468.48	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$468.48
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		

0000760122000000000000000048475870004684867173

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Bartram Springs Cdd
Bartram Springs Cdd
475 W Town PL # 114
SARAH SWEETING
Saint Augustine FL 32092-3649

STATE OF FLORIDA, COUNTIES OF DUVAL AND CLAY

The Florida Times-Union, a daily newspaper published in Jacksonville in Duval and Clay County, Florida; And of general circulation in Duval and Clay County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/16/2022

and that the fees charged are legal,
Sworn to and subscribed before on 08/16/2022

Margaret V. Hays
Legal Clerk

J. B. F.
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$468.48

Order No: 7642055

Customer No: 760122

of Copies:
1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bartram Springs Community Development District will hold its regularly scheduled public meetings for Fiscal Year 2023 at 8:30 a.m. at the Bartram Springs Amenity Center, 14530 Cherry Lake Drive East, Jacksonville, FL 32258 on the second Monday of the following months as follows (unless otherwise indicated):

October 10, 2022 (at 6:00 p.m.)

November 14, 2022

December 12, 2022

January 9, 2023 (at 6:00 p.m.)

February 13, 2023

March 13, 2023

April 10, 2023 (at 6:00 p.m.)

May 8, 2023

June 12, 2023

July 10, 2023 (at 6:00 p.m.)

August 14, 2023

September 11, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meetings may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meetings 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 the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager 8/16/2022



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

September 06, 2022
Project No: 02022.25000
Invoice No: 0204673

10/11 Approved by J.O.

Project 02022.25000 Bartram Springs Community Development District-2018/2019 General
Consulting Engineering Services (WA#23)

Professional Services rendered through August 27, 2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Katsaras, George	8/6/2022	1.25	194.00	242.50
Katsaras, George	8/13/2022	1.00	194.00	194.00
Katsaras, George	8/27/2022	.50	194.00	97.00
Totals		2.75		533.50
Total Labor				533.50
Invoice Total this Period				<u>\$533.50</u>

1 - 510.573.711
10B

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 US Highway 90 • Jacksonville, FL 32258 • Tel 904-412-2571 • Fax 904-946-6446
CA-0003584 LC-0006918

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

Invoice

Invoice #: 555
Invoice Date: 9/15/22
Due Date: 9/15/22
Case:
P.O. Number:

Bill To:

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

71B
1,310.573.314

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023		5,000.00	5,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

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

Invoice

Invoice #: 556
Invoice Date: 10/1/22
Due Date: 10/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2022	710	4,693.92	4,693.92
Website Administration - October 2022	352	195.00	195.00
Information Technology - October 2022	357	120.83	120.83
Office Supplies	510	5.00	5.00
Postage	420	90.53	90.53
Copies	425	55.35	55.35
Telephone	410	78.69	78.69
Total			\$5,239.32
Payments/Credits			\$0.00
Balance Due			\$5,239.32

✓

INVOICE

DATE: October 5, 2022
INVOICE # 100 C
FOR: DJ Services



10/5 - Please mail check payment to
Bartram Springs CDD Amenity Center
Attention: Stephanie Taylor
14530 Cherry Lake Dr. East
Jacksonville, FL 32258

Make all checks payable to Irving Forshay

479B
1.320.572.493

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 29, 2022

Date

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

Serial #	<u>22-06411D</u>	PO/File #	<u></u>	\$79.63
				Payment Due
Notice of Meeting				
				\$79.63
Bartram Springs Community Development District				Publication Fee
Case Number	<u></u>			Amount Paid
Publication Dates	<u>9/29</u>			
County	<u>Duval</u>			

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

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

If your payment is being
mailed, please reference
Serial # 22-06411D on your
check or remittance advice.

135B
1,310.573,480

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.**

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

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

**NOTICE OF MEETING
BARTRAM SPRINGS
COMMUNITY
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District will be held on Monday, October 10, 2022, at 6:00 p.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. 29 00 (22-06411D)

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

Federal ID 47-0597598

July 31, 2022

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

Wire Transfer Remit To:
[REDACTED]
First National Bank of Omaha
Kutak Rock LLP
[REDACTED]
Reference: Invoice No. 3083141
Client Matter No. 1923-2

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

10/11 Approved by J.O.

1. 310.573.315
471 B

Invoice No. 3083141
1923-2

Re: Bartram Springs-Monthly Meeting

For Professional Legal Services Rendered

06/03/22	W. Haber	Prepare for and participate in call to discuss agenda
06/13/22	W. Haber	Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED **\$1,500.00**

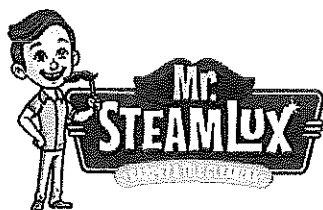
DISBURSEMENTS

Meals	13.02
Travel Expenses	333.77

TOTAL DISBURSEMENTS **346.79**

TOTAL CURRENT AMOUNT DUE **\$1,846.79**

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



INVOICE	#90003849-3
INVOICE DATE	Sep 30, 2022
DUE	Net 30
AMOUNT DUE	\$1,548.18

Bartram Springs

(904) 318-0797
Wwheeler@vestapropertyservices.com

CONTACT US
86 Elk Grove
St. Johns , FL 32259

(904) 813-1401
aaron@steamlux.com

Service completed by: Garrett Lester

INVOICE

322B 1.330.57200.46600

Hard Floor Surface Cleaning - Tile & Grout Deep Cleaning Office	198.0	\$0.49	\$97.02
Hard Floor Surface Cleaning - Tile & Grout Deep Cleaning Men's bathroom	465.0	\$0.49	\$227.85
Hard Floor Surface Cleaning - Tile & Grout Deep Cleaning Women's restroom	621.0	\$0.49	\$304.29
Hard Floor Surface Cleaning - Tile & Grout Deep Cleaning Gym bath women's	160.0	\$0.49	\$78.40
Hard Floor Surface Cleaning - Tile & Grout Deep Cleaning Gym bath men's	75.0	\$0.49	\$36.75
Hard Floor Surface Cleaning - Tile & Grout Deep Cleaning Woman's outdoor bath bathroom at gym	64.0	\$0.49	\$31.36
Hard Floor Surface Cleaning - Tile & Grout Deep Cleaning Men's outdoor restroom connected to gym	64.0	\$0.49	\$31.36
Custom Services - Anti Slip Treatment For Tile	1647.0	\$0.45	\$741.15

Anti slip treatment for tile improves the overall grip of tile and reduces the risk of a slip and fall.

Tile must be cleaned first for this to be effective, lasts approximately 1 year with normal traffic

Subtotal	\$1,548.18
Tax	\$0.00
Duvali (7%)	\$0.00
Total	\$1,548.18

Thank you for doing business with us. We always look forward to serving you.



INVOICE	#90005932
INVOICE DATE	Sep 30, 2022
DUE	Net 30
AMOUNT DUE	\$1,590.36

Bartram Springs

CONTACT US

86 Elk Grove
St. Johns , FL 32259

(904) 318-0797

Wwheeler@vestapropertyservices.com

(904) 813-1401

aaron@steamlux.com

Service completed by: Garrett Lester

INVOICE

322B 1.330.57200.46600

Services	Qty	Unit Price	Amount
Custom Services - Custom Job Clean rubber floor in old gym. Prespray and steam clean 1800 square feet	1800.0	\$0.39	\$702.00
Commercial Carpet Cleaning - Commercial Floor Cleaning Services 1176 commercial glue down carpet cleaning	1176.0	\$0.25	\$294.00
Custom Services - Custom Job Prespray and clean rubber floor in new gym. 324 square feet	324.0	\$0.39	\$126.36
Custom Services - Custom Job Cleaned, Vct in clubhouse, moved all chair and tables to make sure all the flooring was cleaned.	1200.0	\$0.39	\$468.00
Total			\$1,590.36

Thank you for doing business with us. We always look forward to serving you.



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

Invoice

Date 10/1/2022

Invoice # 131295609851

Terms	Net 20
Due Date	10/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,620.56
WM Surcharge	WM Surcharge	1	ea	172.86
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	110.14
1. 320.572.465 2013				

Subtotal 1,903.56
Shipping Cost (FEDEX GROUND) 0.00
Total 1,903.56
Amount Due \$1,903.56

Remittance Slip

Customer
13BAR126
Invoice #
131295609851

Amount Due \$1,903.56

Amount Paid

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295609851

Bartram Springs CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
October 10, 2022	\$60,000.00	Bernadette Peregrino

Payable to:

State Board of Administration #112 <i>13</i>
--

Date Check Needed:

Budget Category:

10/10/2022	1.300.15100.10100
------------	-------------------

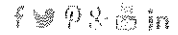
Intended Use of Funds Requested:

General Fund Excess Transfer
(Attach supporting documentation for request.)



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 09/09/2022

Account: 221003032432

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

Current month's charges:	\$36.48
Total amount due:	\$36.48
Payment Due By:	09/30/2022

Your Account Summary

Previous Amount Due	\$67.47
Payment(s) Received Since Last Statement	-\$67.47
Current Month's Charges	\$36.48
Total Amount Due	\$36.48

00006580-0013780-Page 1 of 8

23B
1,320.572.433 RECEIVED SEP 27 2022

It's the peak of hurricane season. Are you ready?

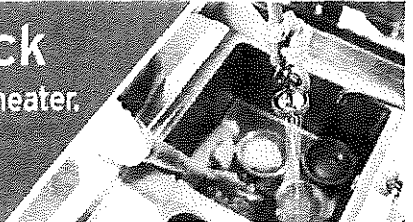
Prepare and have a plan in place for before, during and after the storm.

Be storm wise and check out PeoplesGas.com/StormSafety

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

More hot water faster, plus cash back
Earn a rebate up to \$3,500 when you install a new natural gas water heater.

To learn more visit PeoplesGas.com/BizRebates



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221003032432

Current month's charges:	\$36.48
Total amount due:	\$36.48
Payment Due By:	09/30/2022

Amount Enclosed

\$

679778735542

00006580 02 A8 0 48 32137 FTECO108092222111210 00000 03 01000000 007 04 20480 004



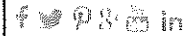
BARTRAM SPRINGS CDD
CLUBHOUSE FIRE PIT
393 PALM COAST PKWY SW, UNIT 4
PALM COAST, FL 32137-4774

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

6797787355422210030324320000000036481



ACCOUNT INVOICE



Account: 221003032432
 Statement Date: 09/09/2022
 Current month's charges due 09/30/2022

Details of Current Month's Charges -- Service from - 08/10/2022 to 09/08/2022

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

Rate Schedule: Small General Service - Transportation

Meter Location: Clubhouse FP

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion =	Total Used	Billing Period
AHX25588	09/08/2022	1,060	1,053	7 CCF	1,042	1.0000	7.3 Therms	30 Days
Customer Charge					\$30.60		Peoples Gas Usage History Therms Per Day (Average) SEP 2022 0.2 AUG 0.1 JUL 0.1 JUN 0.1 MAY 1.0 APR 0.5 MAR 0.6 FEB 0.5 JAN 1.0 DEC 0.6 NOV 0.7 OCT 0.2 SEP 2021 0.2	
Distribution Charge					7.3 THMS @ \$0.48778	\$3.56		
Swing Service Charge					7.3 THMS @ \$0.03880	\$0.28		
Florida Gross Receipts Tax						\$0.21		
Natural Gas Service Cost						\$34.65		
Franchise Fee						\$1.83		
Total Natural Gas Cost, Local Fees and Taxes						\$36.48		
Total Current Month's Charges						\$36.48		

00005880-0012/31-Page 3 of 8





ACCOUNT INVOICE

peoplesgas.com



Statement Date: 09/09/2022

Account: 211003320143

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

Current month's charges:	\$34.67
Total amount due:	\$34.67
Payment Due By:	09/30/2022

Your Account Summary

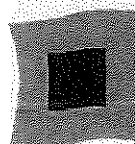
Previous Amount Due	\$68.70
Payment(s) Received Since Last Statement	-\$68.70
Current Month's Charges	\$34.67
Total Amount Due	\$34.67

sep Gas

23B

1,320.572.433

RECEIVED SEP 27 2022



It's the peak of
hurricane season.
Are you ready?

Prepare and have a plan
in place for before, during
and after the storm.

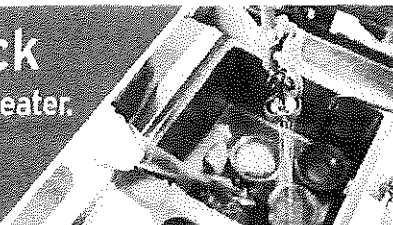
Be storm wise and check out
PeoplesGas.com/StormSafety

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

More hot water faster, plus cash back

Earn a rebate up to \$3,500 when you install a new natural gas water heater.

To learn more visit PeoplesGas.com/BizRebates



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003320143

Current month's charges:	\$34.67
Total amount due:	\$34.67
Payment Due By:	09/30/2022

Amount Enclosed \$

620519663328



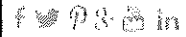
BARTRAM SPRINGS CDD
393 PALM COAST PKWY SW, UNIT 4
PALM COAST, FL 32137-4774

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

6205196633282110033201430000000034670



ACCOUNT INVOICE



Account: 211003320143
 Statement Date: 09/09/2022
 Current month's charges due 09/30/2022

Details of Current Month's Charges – Service from - 08/10/2022 to 09/08/2022

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

Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
AH140399	09/08/2022	682		678		4 CCF		1,042		1.0000		4.2 Therms	30 Days
Customer Charge												\$30.60	Peoples Gas Usage History
Distribution Charge						4.2 THMS @ \$0.48778						\$2.05	Therms Per Day (Average)
Swing Service Charge						4.2 THMS @ \$0.03880						\$0.16	
Florida Gross Receipts Tax												\$0.12	SEP 2022 0.1
Natural Gas Service Cost												\$32.93	AUG 0.2
Franchise Fee												\$1.74	JUL 0.1
Total Natural Gas Cost, Local Fees and Taxes												\$34.67	JUN 0.1
Total Current Month's Charges												\$34.67	MAY 0.1
													APR 0.1
													MAR 0.1
													FEB 0.0
													JAN 0.0

0000559-0013793-Page 7 of 8





P.O. Box 762,
Middleburg, FL 32050

Invoice

Date	Invoice #
10/1/2022	2857

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

40613
1.310.513.35701

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MAINTENANCE FEE - BARTRAM SPRINGS	95.00	95.00
		Total	\$95.00



Invoice

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

Invoice # 400947
Date 8/1/2022

Terms Net 30
Due Date 8/31/2022
Memo Monthly fees

Bill To

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

351B

Description	Quantity	Rate	Amount
Services of Bartram Club Manager and Attendants 1.320.57200.33000	1	14,457.76	14,457.76
Pool Maintenance Services at Bartram Club Pool (excludes pool chemicals) 1.320.57200.46400	1	3,489.80	3,489.80
General Facility Maintenance Services 1.320.57200.34100	1	4,153.70	4,153.70
Janitorial Services 1.320.57200.43500	1	3,245.00	3,245.00
Gym Monitoring Services 1.320.57200.34510	1	2,457.98	2,457.98
Field Operation Services 1.320.57200.34000	1	5,577.82	5,577.82
Mobile App / website 1.320.57200.34530	1	250.00	250.00

Total \$33,632.06



Invoice

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

Invoice # 402739
Date 10/1/2022

Terms Net 30
Due Date 10/31/2022
Memo Monthly fees

Bill To

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

351B

Description	Quantity	Rate	Amount
Services of Bartram Club Manager and Attendants 1.320.57200.33000	1	15,488.39	15,488.39
Pool Maintenance Services at Bartram Club Pool (excludes pool chemicals) 1.320.57200.46400	1	3,850.73	3,850.73
General Facility Maintenance Services 1.320.57200.34100	1	4,689.49	4,689.49
Janitorial Services 1.320.57200.43500	1	3,569.50	3,569.50
Gym Monitoring Services 1.320.57200.34510	1	2,718.38	2,718.38
Field Operation Services 1.320.57200.34000	1	5,951.60	5,951.60
Mobile App / website 1.320.57200.34530	1	208.33	208.33

Total \$36,476.42



Invoice

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

Invoice # 403397
Date 9/30/2022
Terms Net 30
Due Date 10/30/2022
Memo

Bill To

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

10/7 Approved

1.320.57200.34100
Facility Maintenance

3519

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE
Patrick M. maintenance hours	19.95	26.50	528.68

Thank you for your business.

Total \$528.68

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
9/1/22 - 9/30/22	Patrick Musser Maintenance Hours - September	19.95	\$26.50	\$528.68
	Total	57.33		\$528.68

THIRTEENTH 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.