

BARTRAM SPRINGS
Community Development District

June 13, 2022

AGENDA

Bartram Springs Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BartramSpringsCDD.com

June 7, 2022

Board of Supervisors
Bartram Springs Community Development District

Dear Board Members:

The Meeting of Bartram Springs Community Development District is scheduled for **Monday, June 13, 2022 at 8:30 a.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Approval of Minutes of the May 9, 2022 Meeting
- IV. Acceptance of Minutes of the May 9, 2022 Audit Committee Meeting
- V. Consideration of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Conduct Fiscal Year 2022 Audit
- VI. Acceptance of Fiscal Year 2021 Audit Report
- VII. Discussion of Fiscal Year 2022/2023 Approved Budget
- VIII. Discussion of Public Hearing to be Held July 11, 2022 @ 6:00 p.m.
- IX. Discussion of Fiscal Year 2023 Renewal Proposals
- X. Staff Reports
 - A. Attorney

- B. Engineer
- C. District Manager – Report on the Number of Registered Voters (3557)
- D. General Manager
 - 1. Report
 - 2. Consideration of Atlantic Coast High School’s Use of Amenity Center Pool
 - 3. Discussion of No Diaper Policy in Lap Pool
 - 4. Discussion of Violation of Bartram Club Rental Policies Regarding Alcohol
- E. Operation Manager
 - 1. Report
 - 2. Lake Doctors Service Report
 - 3. VerdeGo Landscape Status Report
 - 4. Proposals for Facility Painting
 - 5. Proposals for Dock Replacement
 - 6. Amenity Camera Repair
- XI. Supervisor’s Request and Audience Comments
- XII. Financial Statements
 - A. Balance Sheet as of April 30, 2022 and Statement of Revenue & Expenditures for the Period Ending April 30, 2022
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XIII. Action Items for Follow-Up
- XIV. Next Scheduled Meeting – July 11, 2022 at 6:00 p.m. @ Bartram Springs Club Amenity Center
- XV. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Monday, May 9, 2022 at 8:42 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
Stephanie McKinney	Supervisor
Derri Lassiter Young	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel by telephone
George Katsaras	District Engineer by telephone
Sue O'Lear	Bartram Club Manager
Winslow Wheeler	Vesta/Amenity Services Group by telephone

The following is a summary of the actions taken at the May 9, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 11, 2022 Meeting

On MOTION by Mr. Walden seconded by Mr. Colcord with all in favor the minutes of the April 11, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion Regarding VerdeGo & AgPro

This item tabled.

FIFTH ORDER OF BUSINESS

Consideration of Renewal Agreement with VerdeGo for Landscape Maintenance Services

Mr. Oliver stated as you will recall this was the proposal you approved at the last meeting, counsel put that into a form of agreement and approving this does not impact your ability to terminate it down the road or go out for an RFP at some point.

On MOTION by Mr. Colcord seconded by Mr. McKinney with all in favor the agreement with VerdeGo for landscape maintenance was renewed for fiscal year 2023.
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SIXTH ORDER OF BUSINESS

Ratification of Renewal Agreement with The Lake Doctors for Aquatic Management Services

Mr. Oliver stated this is a proposal that you approved at your last meeting and it has been put in the form of agreement.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor agreement with The Lake Doctors for fiscal year 2023 was approved.
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SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2022/2023 Proposed Budget

Mr. Oliver outlined the process for approving and then adopting the budget, the general fund, capital reserve and debt service fund budget. Under the general fund budget is the administrative section that is used to operate the district administratively, the adopted budget for FY22 is \$198,000 and the far right column is the proposed budget for next year at \$208,000 an increase of roughly \$10,000, Amenity Center this year was \$731,000 and proposed is \$832,000 roughly \$101,000 increase, grounds maintenance goes from \$457,000 to \$516,000 roughly a \$76,000 increase. The most important thing for me to point out is I have seen no sharp increases in that section until you get to the capital reserves and that increase goes from \$168,000 to \$229,000 and the reason I have that as a placeholder right now is as you reviewed your capital

reserve study last year they proposed a steep increase in capital reserve and we kind of met them in the middle, we didn't do the full increase. This year they were suggesting that we increase that amount up to about \$260,000 and I split the difference between what we had last year and what we have been asked to provide for next year. That number is fluid and we can change that as we go through the budget process.

Assessment tables, for the largest lots, the 80-foot product the assessment increase of \$135 on an annual basis and the smallest lots, the 50 foot lots it is an increase of \$113 on an annual basis.

As you prepare for the next meeting, I encourage you to have conversations with staff and dig into the numbers and see where we can make some changes so when we have that meeting and the budget hearing in July you will be able to have those discussions with residents here, because there will be a lot of residents here at the public hearing. You may make some changes based on the input you hear at the budget hearing. We will adopt the budget in July because we have to get the assessment roll to the Duval County tax collector by July 31st.

Mr. Colcord stated if we have to go out for bids on landscape maintenance, the proposed increase just presented will not be enough to cover the expected increase.

Mr. Oliver stated it is too late to go out for bids at this time to include it in the budget numbers. You have to put together a comprehensive scope of services and the scope will be 50-75 pages because it has to be explicit so everyone understands fully what the expectations are and it will take a couple meetings just to get it in correct shape then you go out for bid, you have a pre-bid meeting with people onsite to inspect the area then eventually you get the proposals back and rank them. I don't think you are there right now because first you try to fix what you have and that is doable. What I'm seeing right now with landscaping companies is there is nothing unique with what Bartram Springs is realizing, it is happening in all the districts. Like so many sectors of our economy covid has impacted landscape maintenance companies as well as labor costs increases too. I request that you don't link this budget to landscaping. Landscaping changes can happen any time during the fiscal year and we will find a way to fiscally make it work.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Approving the Proposed Budget for Fiscal
Year 2023 and Setting a Public Hearing Date
for Adoption (July 11, 2022 Adoption Date)**

On MOTION by Mr. Colcord seconded by Ms. Young with all in favor Resolution 2022-05 approving the proposed budget and setting the public hearing for July 11, 2022 at 6:00 p.m. was approved.

NINTH ORDER OF BUSINESS

Consideration of Committee Ranking of Proposals to Perform the Audit for Fiscal Year 2022

Mr. Oliver stated the audit committee met earlier today and ranked the two proposals we received, Berger Toombs was first, Grau & Associates was second. We ask the board to accept those rankings and direct staff to get an engagement letter from Berger Toombs for the FY 22 audit.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the recommendation of the audit committee of Berger Toombs being ranked first and Grau & Associates was second was accepted and staff was directed to obtain an engagement letter from Berger Toombs to perform the fiscal year 2022 audit.

TENTH ORDER OF BUSINESS

Consideration of Proposal from Rubicon for Waste Disposal

This item tabled.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated I want to remind everyone that the general election qualifying period for seats 2 and 4 will be on June 13th through June 17th. You can prequalify with the supervisor of elections also. We talked about it at several meetings and sent an eblast about it and it is on the

website. I think we have done everything we can to let people know. It will also be advertised in the newspaper.

D. General Manager - Report

Ms. O’Lear gave an overview of the monthly memorandum, which was included in the agenda package.

E. Operation Manager

1. Report

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

2. Capital Reserve Costs

A copy of the capital reserve costs was included in the agenda package.

3. VerdeGo Reports

A copy of VerdeGo service reports were included in the agenda package.

4. Lake Doctors Report

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

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Other matters discussed: take a hard look at the painting spreadsheets, traffic study at front entrance, Duval County sign on the district’s property line needs to be reinstalled, need for catch & release signage, conflicting classes of yoga and Zumba, personal trainers, speeders through school zones and crosswalks.

THIRTEENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of March 31, 2022 and Statement of Revenues and Expenses for the Period Ending March 31, 2022

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

B. Assessment Receipt Schedule

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

C. Approval of Check Register

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

FOURTEENTH ORDER OF BUSINESS Action Items for Follow-Up

Mr. Oliver stated I will send my meeting notes out. For the June agenda the heavy lift for that will be the budget and we will go into detail because when we leave the June meeting we will have a budget that will dictate what goes into the mailed notice to residents. The mailed notice will tell when the public hearing is, what it is about, this year's assessment and next year's proposed assessment. Our office fields the calls as they come in and we have the specifics about why the budget is going up.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 13, 2022 at 8:30 a.m. @ Bartram Springs Amenity Center

Mr. Oliver stated our next meeting is June 13, 2022 at 8:30 a.m.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the meeting adjourned at 9:53 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The Bartram Springs Community Development District audit committee met Monday, May 9, 2022 at 8:35 a.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present were:

Kevin Colcord
Andrew Walden
Stephanie McKinney
Derri Lassiter Young
Jim Oliver
Wes Haber by telephone
George Katsaras by telephone
Sue O'Lear
Winslow Wheeler by telephone

The following is a summary of the actions taken at the May 9, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the audit committee meeting to order at 8:35 a.m.

SECOND ORDER OF BUSINESS

Review and Ranking of Proposals Received in Response to the RFP

Mr. Oliver stated the two firms that proposed are Berger Toombs Elam Gaines & Frank and Grau & Associates, the two largest audit firms in the state and probably do 80% of the CDDs throughout the state. They are both high quality firms and they both can get the job done, they have excellent reputations. The only difference in scoring was with proposers experience I gave 20 points to Berger Toombs because they are the incumbent so they are more familiar with this district right now, although Grau has been the auditor for this district in the past. I had 80 points for Berger Toombs and 79 points for Grau & Associates, however, if you get to price that is the big differential. The full 20 points goes to Berger Toombs because their five-year price is \$16,650 whereas Grau & Associates five-year price is \$24,500 so a difference of almost \$8,000 spread over

five years. The lowest price gets 20 points and the next one gets a ratio of that or 14 points. Do any of you have a difference in terms of the outcome?

Mr. Walden stated I had 100 for Berger Toombs but I gave Grau & Associates 80.

On MOTION by Mr. Colcord seconded by Mr. Walden the ranking as outlined by the manager was accepted with Berger Toombs with 100 points was ranked no. 1 and Grau & Associates with 93 points was ranked no. 2.

THIRD ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the meeting adjourned at 8:41 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

May 17, 2022

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

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Bartram Springs Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2022, 2023, 2024, 2025, and 2026 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022, with optional renewals for the years ending September 30, 2023, 2024, 2025, and 2026.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart



Bartram Springs Community Development District

May 17, 2022

Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



Bartram Springs Community Development District
May 17, 2022
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Bartram Springs Community Development District
May 17, 2022
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Bartram Springs Community Development District's financial statements. Our report will be addressed to the Board of Bartram Springs Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Bartram Springs Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with James Oliver. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Bartram Springs Community Development District
May 17, 2022
Page 5

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,250, unless the scope of the engagement is changed, the assistance which of Bartram Springs Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The fee for the years ending September 30, 2023 and 2024 will not exceed \$3,250, and the fee for the years ending September 30, 2025 and 2026 will not exceed \$3,450.

In the event we are requested or authorized by of Bartram Springs Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Bartram Springs Community Development District, of Bartram Springs Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Bartram Springs Community Development District
May 17, 2022
Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Bartram Springs Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Bartram Springs Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Bartram Springs Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Bartram Springs Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Bartram Springs Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Bartram Springs Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Bartram Springs Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



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

Bartram Springs Community Development District
May 17, 2022
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:



Judson B. Baggett
MBA, CPA, CVA, Partner
Marci Reutimann
CPA, Partner

6815 Dairy Road
Zephyrhills, FL 33542
(813) 788-2155
(813) 782-8606

Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs, PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. U.S. 18161 email jbaggett@brap.com

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND BARTRAM SPRINGS COMMUNITY
DEVELOPMENT DISTRICT
(DATED MAY 17, 2022)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-NF, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
TELEPHONE: 904-940-5850
EMAIL: JOLIVER@GMSNF.COM**

Auditor: J.W. Gaines

District: Bartram Springs CDD

By: _____

By: _____

Title: Director

Title: _____

Date: May 17, 2022

Date: _____

SEVENTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2023***



***Bartram Springs Community
Development District***

June 13, 2022



**Bartram Springs
Community Development District**

TABLE OF CONTENTS

General Fund

Budget

Page 1-2

Narrative

Page 3-9

Capital Reserve

Budget

Page 10

Debt Service Fund

Budget for Series 2016/2021

Page 11

Amortization Schedule - 2021

Page 12

Bartram Springs

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Maintenance Assessments	\$1,352,945	\$1,341,208	\$11,738	\$1,352,945	\$1,522,489
Facility Income	\$8,000	\$6,073	\$2,000	\$8,073	\$8,000
Program Sharing - ASG	\$7,000	\$11,835	\$0	\$11,835	\$7,000
Comcast Revenue Share	\$20,000	\$10,789	\$10,266	\$21,055	\$20,000
Interest / Miscellaneous	\$200	\$1,810	\$20	\$1,830	\$200
Total Revenues	\$1,388,145	\$1,371,715	\$24,023	\$1,395,738	\$1,557,689
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$6,800	\$5,000	\$11,800	\$12,000
FICA Expense	\$918	\$520	\$383	\$903	\$918
Engineering	\$6,000	\$1,960	\$2,890	\$4,850	\$6,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$600	\$600	\$0	\$600	\$600
Attorney	\$38,000	\$8,871	\$29,129	\$38,000	\$38,000
Trustee	\$12,300	\$0	\$12,220	\$12,220	\$12,300
Annual Audit	\$3,250	\$0	\$3,250	\$3,250	\$3,250
Management Fees	\$53,645	\$31,293	\$22,352	\$53,645	\$56,327
Information Technology	\$1,250	\$729	\$521	\$1,250	\$1,450
Website Maintenance	\$2,340	\$1,365	\$975	\$2,340	\$2,340
Telephone	\$648	\$458	\$330	\$788	\$800
Postage	\$1,000	\$530	\$450	\$980	\$1,000
Insurance	\$55,332	\$52,067	\$0	\$52,067	\$62,480
Printing & Binding	\$1,500	\$615	\$455	\$1,070	\$1,500
Records Storage	\$350	\$0	\$0	\$0	\$350
Legal Advertising	\$2,900	\$918	\$1,782	\$2,700	\$2,900
Other Current Charges	\$1,000	\$381	\$410	\$791	\$1,000
Office Supplies	\$350	\$43	\$45	\$88	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$198,558	\$112,325	\$80,191	\$192,516	\$208,740
Amenity Center					
<i>Utilities</i>					
Electric	\$65,000	\$35,633	\$27,000	\$62,633	\$69,300
Water/Irrigation	\$26,000	\$10,421	\$9,877	\$20,298	\$26,000
Cable	\$9,580	\$6,734	\$5,300	\$12,034	\$13,306
Gas	\$1,500	\$828	\$585	\$1,413	\$1,800
Trash Removal	\$9,408	\$4,556	\$4,072	\$8,629	\$10,262
<i>Security</i>					
Security Monitoring	\$1,000	\$400	\$0	\$400	\$1,000
Access Cards	\$2,200	\$603	\$603	\$1,206	\$2,200
<i>Management Contracts</i>					
Facility Management	\$173,493	\$101,204	\$72,289	\$173,493	\$206,512
Pool Attendants	\$77,174	\$13,148	\$60,182	\$73,330	\$89,870
Field Operations Management	\$66,934	\$39,045	\$27,889	\$66,934	\$89,274
Pool Maintenance	\$41,878	\$24,429	\$17,449	\$41,878	\$31,553
Janitorial	\$38,940	\$22,715	\$16,225	\$38,940	\$26,830
Gym Monitor	\$29,496	\$17,206	\$12,290	\$29,496	\$31,856

Bartram Springs

Community Development District

		General Fund			General Fund	
		Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Approved Budget FY 2023
Description						
<i>Amenity Center Continued</i>						
Facility Maintenance		\$49,844	\$32,108	\$20,769	\$52,876	\$68,779
Pool Chemicals		\$25,000	\$12,901	\$14,055	\$26,956	\$30,999
Mobile Application and Amenities Website		\$3,000	\$1,750	\$1,250	\$3,000	\$2,500
Facility Maintenance - COVID		\$5,000	\$3,582	\$2,985	\$6,567	\$7,200
Repairs & Maintenance		\$64,660	\$31,502	\$46,069	\$77,571	\$78,000
Special Events		\$17,050	\$14,733	\$6,245	\$20,978	\$21,000
Holiday Decorations		\$7,500	\$6,231	\$1,269	\$7,500	\$7,500
Fitness Center Repairs/Supplies		\$9,500	\$2,836	\$6,664	\$9,500	\$9,500
Office Supplies		\$4,500	\$2,701	\$1,799	\$4,500	\$4,500
ASCAP/BMI Licenses		\$3,000	\$0	\$0	\$0	\$3,000
Amenity Center Expenditures		\$731,657	\$385,265	\$354,866	\$740,131	\$832,741
<i>Grounds Maintenance</i>						
Landscape Maintenance		\$182,000	\$104,075	\$74,340	\$178,415	\$183,767
Landscape Contingency		\$40,000	\$24,888	\$15,112	\$40,000	\$40,000
Lake Maintenance		\$20,328	\$11,858	\$8,470	\$20,328	\$21,141
Fountain Maintenance		\$1,600	\$570	\$570	\$1,140	\$1,600
Grounds Maintenance		\$20,000	\$1,480	\$7,615	\$9,094	\$15,000
Pump Repairs		\$7,500	\$1,751	\$3,449	\$5,200	\$7,500
Streetlight Repairs		\$5,700	\$1,350	\$0	\$1,350	\$5,700
Irrigation Repairs		\$10,000	\$10,223	\$1,500	\$11,723	\$10,000
Miscellaneous		\$2,500	\$670	\$200	\$870	\$2,500
Capital Reserves Contribution		\$168,302	\$0	\$168,302	\$168,302	\$229,000
Grounds Maintenance Expenditures		\$457,930	\$156,865	\$279,557	\$436,422	\$516,208
TOTAL EXPENDITURES		\$1,388,145	\$654,454	\$714,614	\$1,369,069	\$1,557,689
EXCESS REVENUES		\$0	\$717,260	(\$690,591)	\$26,669	\$0

⁽¹⁾Carry forward surplus is net of maintenance reserves

				FY2023
Product Type	Units	Per Unit	Total	
50'	456	\$ 1,012	\$ 461,672	Gross Assessments
60'	412	\$ 1,083	\$ 446,400	Less 7.5% Disc. & Collections
70'	290	\$ 1,154	\$ 334,635	Net Assessments
80'	242	\$ 1,223	\$ 295,977	
Multi-Family	294	\$ 327	\$ 96,196	
Commercial	21818	\$ 0.51	\$ 11,055	
Gross Assessment			\$ 1,645,934	
Product Type	FY2022 Per Unit	FY2023 Per Unit	Increase / (Decrease)	
50'	\$ 899	\$ 1,012	\$ 113	
60'	\$ 963	\$ 1,083	\$ 121	
70'	\$ 1,026	\$ 1,154	\$ 128	
80'	\$ 1,088	\$ 1,223	\$ 135	
Multi-Family	\$ 290	\$ 327	\$ 37	
Commercial	\$ 0.4545	\$ 0.5067	\$ 0.0521	

Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2023

REVENUES:

Maintenance Assessments

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

Facility Income

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

Program Sharing Income – ASG

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

Comcast Revenue Share

Funding Received from Comcast for marketing support.

Interest / Miscellaneous

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Assessment Roll

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

Arbitrage

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

Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2023

Attorney

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

Trustee

The District issued \$15,175,000 Series 2021 Special Assessment Refunding Bonds which are held by a Trustee with US Bank, N.A. The amount of the trustee fee is based on the agreement between US Bank and the District for the Series 2021 bonds.

Annual Audit

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

Management Fees

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

Information Technology

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

Website Maintenance

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

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2023

Printing & Binding

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

Records Storage

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

This includes miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Amenity Center:

Electric & Water

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

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

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2023

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

Phone/Cable/Internet

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

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

Gas

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

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

Trash Removal

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

Security Monitoring

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

Access Cards

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

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2023

Facility Management

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

Pool Attendants

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

Field Operations Management

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

Pool Maintenance

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

Janitorial Services

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

Gym Monitor

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

Facility Maintenance

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

Pool Chemicals

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

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

Mobile Application and Amenities Website

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

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2023

Facility Maintenance - COVID

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

Repair & Maintenance

Regular maintenance and replacement.

Special Events

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

Holiday Decorations

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

Fitness Center Repairs/Supplies

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

Office Supplies

Represents miscellaneous office supplies needed throughout the Fiscal Year.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Grounds Maintenance:

Landscape Maintenance

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

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

Landscape Contingency

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

Lake Maintenance

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

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

Bartram Springs

Community Development District

GENERAL FUND BUDGET

Fiscal Year 2023

Fountain Maintenance

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

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

Grounds Maintenance

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

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

Pump Repairs & Replacements

Regular maintenance and replacement of various pumps throughout the district.

Street Light Repairs

Regular maintenance and repairs of streetlights throughout the district.

Irrigation Repairs

Represents miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Other miscellaneous landscape costs not included in other budget categories.

Capital Reserve

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

Bartram Springs
Community Development District

Capital Reserve Fund

<u>Description</u>	<u>Adopted Budget FY 2022</u>	<u>Actual Thru 4/30/22</u>	<u>Projected Next 5 Months</u>	<u>Total Projected 9/30/22</u>	<u>Approved Budget FY 2023</u>
<u>Revenues</u>					
Capital Reserve Contribution	\$168,302	\$0	\$168,302	\$168,302	\$229,000
Unassigned Fund Balance	\$141,463	\$112,431	\$0	\$112,431	\$189,018
<i>Total Revenues</i>	<u>\$309,765</u>	<u>\$112,431</u>	<u>\$168,302</u>	<u>\$280,733</u>	<u>\$418,018</u>
<u>Expenditures</u>					
Capital Projects	\$75,000	\$44,579	\$37,375	\$81,954	\$75,000
Repair and Maintenance	\$142,006	\$9,236	\$0	\$9,236	\$145,500
Other Services Charges	\$800	\$256	\$268	\$524	\$800
<i>Total Expenditures</i>	<u>\$217,806</u>	<u>\$54,071</u>	<u>\$37,643</u>	<u>\$91,715</u>	<u>\$221,300</u>
Assigned Fund Balance	<u>\$91,959</u>	<u>\$58,360</u>	<u>\$130,659</u>	<u>\$189,018</u>	<u>\$196,718</u>

Bartram Springs

Community Development District

Debt Service Fund 2016 -2021

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - 2021-1	\$1,192,771	\$1,182,582	\$10,299	\$1,192,880	\$1,192,771
Assessments - 2021-2	\$39,277	\$38,934	\$343	\$39,277	\$39,277
Interest Earned	\$300	\$144	\$371	\$515	\$300
Prepayment	\$0	\$0	\$0	\$0	\$0
Carryforward Surplus	\$110,308	\$114,965	\$0	\$114,965	\$150,376
Total Revenues	\$1,342,657	\$1,336,625	\$11,013	\$1,347,638	\$1,382,724
Expenditures					
Series 2021					
Interest 11/1	\$103,826	\$103,826	\$0	\$103,826	\$134,854
Interest 5/1	\$138,435	\$0	\$138,435	\$138,435	\$134,854
Principal 5/1	\$955,000	\$0	\$955,000	\$955,000	\$965,000
Total Expenditures	\$1,197,262	\$103,826	\$1,093,435	\$1,197,262	\$1,234,708
EXCESS REVENUES / (EXPENDITURES)	\$145,395	\$1,232,799	(\$1,082,423)	\$150,376	\$148,016

*Carry forward surplus is net of Reserve requirement

11/1/2023 Debt Service \$130,632

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

		2021-2 Debt Asmnt		Total
Product Type	Units	Per Unit 7.5% 2022-2034		
50'	456	\$ 28	\$	12,759
60'	412	\$ 28	\$	11,528
70'	290	\$ 28	\$	8,114
80'	242	\$ 28	\$	6,771
Multi-Family	294	\$ 11	\$	3,290
Commercial Square Feet	-	\$ -	\$	-
Gross Assessment			\$	42,462
Less: Discounts and Collections (7.5%)				3,185
Net Assessments				39,277

Bartram Springs

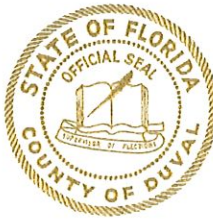
Community Development District

SERIES 2021 AMORTIZATION SCHEDULE (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 14,220,000.00		\$ 134,854.00	\$ 1,228,289.25
5/1/23	\$ 14,220,000.00	\$ 965,000.00	\$ 134,854.00	
11/1/23	\$ 13,255,000.00		\$ 130,632.13	\$ 1,230,486.13
5/1/24	\$ 13,255,000.00	\$ 975,000.00	\$ 130,632.13	
11/1/24	\$ 12,280,000.00		\$ 125,147.75	\$ 1,230,779.88
5/1/25	\$ 12,280,000.00	\$ 985,000.00	\$ 125,147.75	
11/1/25	\$ 11,295,000.00		\$ 118,991.50	\$ 1,229,139.25
5/1/26	\$ 11,295,000.00	\$ 1,000,000.00	\$ 118,991.50	
11/1/26	\$ 10,295,000.00		\$ 111,491.50	\$ 1,230,483.00
5/1/27	\$ 10,295,000.00	\$ 1,015,000.00	\$ 111,491.50	
11/1/27	\$ 9,280,000.00		\$ 102,610.25	\$ 1,229,101.75
5/1/28	\$ 9,280,000.00	\$ 1,035,000.00	\$ 102,610.25	
11/1/28	\$ 8,245,000.00		\$ 92,907.13	\$ 1,230,517.38
5/1/29	\$ 8,245,000.00	\$ 1,055,000.00	\$ 92,907.13	
11/1/29	\$ 7,190,000.00		\$ 83,016.50	\$ 1,230,923.63
5/1/30	\$ 7,190,000.00	\$ 1,075,000.00	\$ 83,016.50	
11/1/30	\$ 7,190,000.00		\$ 83,016.50	\$ 1,241,033.00
5/1/31	\$ 7,190,000.00	\$ 1,100,000.00	\$ 83,016.50	
11/1/31	\$ 5,015,000.00		\$ 59,907.13	\$ 1,242,923.63
5/1/32	\$ 5,015,000.00	\$ 1,125,000.00	\$ 59,907.13	
11/1/32	\$ 3,890,000.00		\$ 47,250.88	\$ 1,232,158.00
5/1/33	\$ 3,890,000.00	\$ 1,150,000.00	\$ 47,250.88	
11/1/33	\$ 2,740,000.00		\$ 33,594.63	\$ 1,230,845.50
5/1/34	\$ 2,740,000.00	\$ 1,175,000.00	\$ 33,594.63	
11/1/34	\$ 1,565,000.00		\$ 19,641.50	\$ 1,228,236.13
5/1/35	\$ 1,565,000.00	\$ 775,000.00	\$ 19,641.50	
11/1/35	\$ 790,000.00		\$ 9,954.00	\$ 804,595.50
5/1/36	\$ 790,000.00	\$ 790,000.00	\$ 281,204.00	
		\$ 14,220,000.00	\$ 2,577,280.75	\$ 16,819,512.00

TENTH ORDER OF BUSINESS

C.



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 630-7757
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 630-2920
E-MAIL: MHOGAN@COJ.NET

June 2, 2022

Sarah Sweeting
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Shelby,

The information you requested on April 19, 2022 appears below:

Bartram Springs Community Development District

3557 Registered Voters

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

Lana Self
Candidate and Records Director

D.

1.



General Manager's Report

Date of report: 6/6/2022

Submitted by: Sue O'Lear

GENERAL MANAGER UPDATE

Supervisors,

May (and on into June) will be focused on execution of all of the plans we laid out and trained for: I will be more visible on the pool deck supporting lifeguards, Stephanie will be coordinating with our Camp Director to oversee Summer Camp, and our Facility Attendants will work hard to maintain a high level of service to all of the patrons during these busy months of summer.

ATLANTIC COAST HS SWIM TEAM POOL USAGE – Board Action Needed

Atlantic Coast High School is asking to use our pool for practice for their upcoming fall season. As in past years, they request 5 lanes, Monday – Thursday from 2:45 – 4:30 beginning April 15th. They anticipate having about 20 swimmers. Once they begin having meets in September, practices would only be twice a week. They will be responsible for assisting Winslow with the removal and storage of the dive blocks at the end of the season. In previous years, they have paid \$50/week.

NO DIAPER POLICY LAP POOL – Board Action Needed

Currently the rule reads Infants and Children under the age of 3 are not permitted in the Lap Pool. Our recommendation is to amend to this: Infants and Children under the age of 3, or any child not reliably toilet trained and using a swim diaper, is not allowed in the Lap Pool.

RENTAL PROCEDURE ISSUE – Board Action Needed

On Friday, May 20, residents John and Melanie Gray rented the Social Hall for a graduation party. Their rental agreement indicated that they would not be serving alcohol. Our Facility Attendant noticed beer and wine on the counter, and at cleanup saw items in the trash. I spoke with Mrs. Gray on May 24th, and she confirmed they had alcohol at their party. A detailed summary of the conversation is attached to the incident report.

We have a second incident report on file for the same resident for a situation that happened a week later, on Saturday, May 28th, 2022. The Grays were attempting to host a birthday party on the pool deck over Memorial Day weekend. There was no Gazebo rental in place due to the holiday and we were unable to accommodate the number of non-residents in attendance at the party in accordance with the guest policy. I suggested they relocate their party to the gazebo at the Athletic Fields because there were no games down there due to the holiday weekend. Mrs. Gray was extremely unhappy and her son Zach used profanity as they exited; Mr. Gray came into my office later to apologize for that behavior.

UPCOMING EVENTS – No Board Action Needed

Bartram Springs Community

Family **ART** Night!



Come join us for Family Art Night on Friday, June 10th 5:30 PM - 6:30 PM OR 6:30 PM - 7:30 PM! We will be painting terra cotta pots. Each participant will be going home with their own succulent in their freshly painted terra cotta pot! There will be hors d'oeuvres and refreshments during this event. Registration is online!

For more info or to register, please visit
www.bartramspringsamenity.com



MEN'S Beers and Bags Night!

**Saturday,
June 18th
5 PM - 8 PM**

In celebration of Father's Day, we are hosting a beer tasting with Legacy Ale Works and a cornhole tournament! You must be 21 to register. There is a \$10 per person fee for this event. The cornhole winners will receive a cash prize!



CORNHOLE



Resident Suspension Discussion





Summary:

John and Melanie Gray rented the social hall for a party on Friday, May 20th, 2022. Their agreement stated there would be no alcohol served at the party, and the Acknowledgement of the No Alcohol/No Smoking policy was signed by Mrs. Gray.

On May 18th, Facility Attendant Jayne Zarotti communicated with the Gray's about the broken air conditioner in the Social Hall. She offered the Flex Room in place of the social hall, which they declined. They were told that even with fans and temporary AC units, the temperature of the room would not be guaranteed, and that if the temporary units were running, the doors needed to remain closed. They agreed to the terms and proceeded to have the party.

On Monday, May 23, I was made aware that the party monitor (Chad Bentley) observed alcohol at their party; he saw several bottles of wine and several kinds of beer cans sitting on the bar along with their soft drinks and observed the cardboard packaging from the beer containers in the garbage. I confirmed this information by checking the security camera footage (screenshots attached).

I spoke first with Mrs. Gray, who stated that they did not have alcohol. When I said that it appeared there was beer and wine on the counter, she stated that they didn't SERVE it, that nobody ended up drinking any. We discussed the alcohol policy, and the fact that she signed the Acknowledgement of No Alcohol form. She then complained about the heat of the room, and the fact that we didn't monitor closely enough that there were people on the patio at times. I apologized for that and asked her if she mentioned anything to her party monitor on duty, to which she replied "what's a kid gonna do about it?". While at first in the conversation she was quite unhappy and utilized profanity, as the conversation went on I felt like she understood my point and I hers, and I felt like we ended on a good note.

Her husband, Mr. Gray, also called me and said he was unaware of any alcohol policy. He said they have rented multiple times and were never aware. I reminded him that I assisted him with the wedding and reception they hosted here a few months ago, and they had the required insurance to serve alcohol. He apologized and said he would deal with whatever the board decided to do.

E.

1.

Bartram Springs

Field Operations Manager's Report

Date of report: 06/13/22

Submitted by Winslow Wheeler

Capital Reserve Update- Board action necessary

Please see attached financial spread sheets for the 2022 Capital project priority and proposals for facility painting and dock replacement.

Security Camera Repairs- Board action necessary

During the weekend of 5/19 and the vendor determined five of our security cameras were struck by lightning. That is, the electrical system was damaged by the lightning storm. There five cameras that were effects are: 1- club suite, 1 dock gazebo, 1- recreation pool gazebo and 2- on the splash pad. The cost for repairs would be \$2,540.66.

Further, and dating back to March 2022, the coax cable lines for both (only) cameras that look at the recreation pool, those lines are deteriorating which cause a lesser view of the recreation pool. At this point the video picture provides an adequate viewing but is not the quality that one would prefer. Therefore, the cost to replace the coax cable lines are \$ 5,375.00.

Mosquito treatment requests from resident- No Board Action Necessary

Please see the following service request number for treating the community for mosquitos. [220420-000523](#)

Contract renewals-information no action necessary

Verdego- Please see attached and the current contract that is valid through 10/1/2022. The current increase is for the contract does include the treatment for the soccer field. Currently the monthly cost is \$14,867.91, the increase at approximately 3.5%-3.0% (\$459.41) is a monthly cost of \$15,313.95. Annual total increase is \$5352.45/\$183,767.38.

Lake doctors- Please see attached and the current contract that is valid through 9/30/22. Lake doctors anticipates a 4% increase which is currently \$68.00 per month or from annually \$1694.00 to \$ 1762.00

Poolsure-Information requested but not received as of 4/4/22.

Additional Information received as the following: The district is on a seasonal billing pattern. For 2022, the rate from April to September is \$2811.07, which includes the billing of services at \$2700.93 plus gas at \$110.14 for a total monthly of \$2811.07. The rate from October through March is \$1620.56 plus gas charge of \$110.14, for a monthly total of \$2700.93. The annual renewal notice will arrive in December of 2022 for the following year. This writer has contacted our account manager who informs no specific percentage increase to the fees for 2023 cannot be guaranteed due to the market or anticipated now. An update agreement for 2022 has been requested.

Rubicon- Trash service- Expires 8/22- auto renewal unless otherwise stated. Please see correspondence received from Rubicon. "I see that your initial service agreement was signed 08/06/2019 and our service agreements are 36 months terms making your initial term over on 08/06/2022. The agreements are evergreen and automatically roll into another agreement after the initial term so that your container is not removed without your knowledge. That being said, if at that time you would like to discuss the rate, our contracts team can discuss with your various options at that time. I hope this information was sufficient, if you do have any additional questions, please let us know."

Completed Projects



Completed Projects

1. Repaired pool tiles.
2. Replaced burners on grills in gazebo.
3. Bleached all white pool fencing.
4. Removed all wasps' nests on pool deck and surrounding.
5. Sod all caps at Racetrack road- only one annual bed
6. Ongoing pool tile cleaning.
7. Repaired GFI at dog park aerator.
8. Exchanged military flags at dog park.
9. Repaired handrail on lap pool.
10. Community potholes, working with COJ for repairs.
11. Ongoing raking of volleyball court and dog park.
12. Repaired fence between tennis court and pool pit area.
13. GVB drains installed prior to deadline of 4/1/22.
14. Replaced gym sink.
15. Replacing entry gate to slide tower.
16. Repaired fences at dog park.
17. Pressure washed all curbs and sidewalks at the amenity center.
18. Repaired tennis gate.
19. Pressure washed baby pool awnings.
20. Black obsolete lights removed from pond area.
21. Installed benches at dog park.
22. Cleaned all deck furniture and pergolas.
23. Repaired and ordered new Pickle ball nets.
24. Repaired Gym door locks.

Completed Projects

25. Ongoing cleaning and testing of all gutter drains for Iron.
26. New Mulch has been installed in community and both parks.
27. Placed fill dirt in soccer field.
28. Amenity ceiling lights changed in bathrooms.
29. Tested all sump pumps for operations.
30. Installed dirt and sod around all new park benches.
31. Repair ceiling fans in social hall.
32. Cleaned wall at CLD and BSP.
33. Cleaned all cobwebs from amenity ceilings.
34. Repaired lights as needed and reported to JEA, where necessary.
35. Monthly follow up on community street lighting.
36. Daily maintenance completed of the pools and Amenity center area.

Expected Projects

1. New pickle balls nets ordered.
2. Replace red sconce lights on pool deck.
3. Replace all pool coffin hinges.
4. Clear and clean up tree/ fence line between the field and school.
5. Racetrack road median project.
6. Conservation easements clean up at dog stations.
7. Conservation easements clean up at 9B.
8. Repair grout in ladies shower area.
9. Pricing new wind covers for the tennis courts.
10. Obtaining pricing for renovation of the showers in the flex room
11. Replacing lock on slide tower door.
12. Recondition amenity park play features.
13. Recondition amenity sauna benches.
14. Replace sauna timers.
15. Replacing slide tower lights and or placing new ground lights to illuminate the tower.
16. Install new fountain at rear pond.
17. Facility Panting-CIP
18. Powder coat amenity and veterans park playground sets-CIP
19. New Tennis court wind screens-CIP
20. Replace flex room showers-CIP
21. New Tennis court wind screens

LAKE DOCTORS UPDATE- please see attached

- Routine monthly treatments continue, with temperatures expected to increase algae and vegetation growth should begin to increase. We will adhere to our regimented treatment schedule and Lake Doctors has been available to respond quickly to any problems.
- Actions include methodical and appropriate treatments to control aquatic weeds and algae. There have been few challenges this spring/summer. The Techs report that they are not having problems regarding access or issues requiring CDD assistance.

LANDSCAPE UPDATE- Please see attached

- Numerous projects are in process of being completed, to include clean up along the fence at the soccer fields, restoring the medians at the main entry to include installing mulch, front entry repair for the plants under the monument, replaced potted plants at the amenity center, annuals installed, and aeration/fertilization completed. Also being completed is the trimming and liming of the conservation areas throughout the community. Specifically in the Ginny springs area and at all the dog stations.
- Irrigation systems testing and replacements are being completed as needed. We have had ongoing issues with the irrigation system. Recently the concrete company installing the sidewalks have broken two main lines in two different areas. Otherwise, one area is being repaired due to old materials. Those issues are being repaired and replaced as needed. Soccer field irrigation is set to avoid watering the fields before pending games on the weekends.
- Overall, our transition with the new project manager has started off very well and we continue to anticipate weekly production with crews on site each week on Mondays and Tuesday. Further attention to detail is expected for the property in general. In general, we have discussed the lead times on getting jobs completed. Dave recognizes that once a job is established the work has to be completed quicker than it has been recently.

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



2.



The Lake Doctors, Inc.
Aquatic Management Services

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

SERVICE REPORT

Customer Bartram Springs CDD

Account: 709275

Biologist DON

Cell # 904-616-0018 Date 5/12/22 Time Am

ZONE 1

Pond #	30	6	5	7	8	9	10	12	13	14	11	27	1	28	29
Algae			✓		✓				✓				✓		
Emergent			✓								✓				
Underwater			✓		✓				✓				✓		
Floating			✓		✓				✓				✓		
Terrestrial			✓								✓				
Dye												✓	✓		
Outfall Insp.	✓	✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓
Inspection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Restricted # of Days	0	0	120	120	0	0	0	0	30	0	120	0	0	0	0

Method

Boat
Backpack
AirBoat
ATV

Water Level

Low
Normal
High

Clarity

Tannic
Clear
Turbid
Planktonic

Carp Program

Introduce Carp
Re-Stock Recom
Barriers Inspected

Water Testing

Chemistry
O2

Fish/Wildlife Observed

Alligator

Otter

Snakes

Coots

Osprey

Egrets

Bream

Bass

Carp

Catfish

Turtles

Tilapia

Native/Beneficial Vegetation

Pickercelweed

Naiad

Bulrush

Blue Flag Iris

Lily

Arrowhead

Bacopa

Chara

Spikerush

Canna

Comments THANKS Don 904-616-0018

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

3.



LANDSCAPE STATUS REPORT

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
6/6/22	Bartram Springs	David Landschoot	June

SERVICE SUMMARY

COMPLETED IN APRIL

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

ANTICIPATED FOR NEXT MONTH

- Continued Detail Work (Spraying of landscape bed weeds/Trimming/Weeding of beds)
- Full-Service maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Spraying/Pruning)
- Lifting of tree canopies in pedestrian walkways and near amenity
- Completion of mulch on Racetrack Road
- Completion of back filling holes where Main lines were repaired

Comments

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

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

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

4.

Capital Reserve Project Costs

Phase 1-Amenity center Painting	ALL WEATHER CONTRACTORS	INVESTMENT PAINTING	BIBB PAINTING
	2 year labor-warranty, 7 year Warranty on all Sherwin Williams Specifications	3 year labor-warranty, 7 year Warranty on all Sherwin Williams Specifications	5 year labor-warranty, 7 year Warranty on all Sherwin Williams Specifications
• All of the exterior of the main building (excluding the wooden ceilings @ amenity gate) to include the small area of pergolas on the Baby park/vest side			
• Include the ceiling in front of the social hall. (Leaking issues)			
• Exterior of the gym.			
• Paint the slide tower exterior, (check warranty on the "don't slip" texture existing on the stairs.)			
• All of each of the 3 Gazebos to include everything EXCEPT the ceilings.			
• All of the car port including ceilings			
• exterior walls of the dumpster.	\$77,900.00	\$64,280.00	\$68,524.00
Phase 2-Pergolas			
• paint all wooden/white pergolas.			
• Repair braces as needed.			
• EXCLUDE the brown pergolas in the fire pit.	\$13,500.00	\$6,500.00	INCLUDED
Phase 3-Railings			
• Paint ONLY the slide tower rails and the bridge.			
• TOUCH UP any factory painted railings.			
• EXCLUDE ALL BLACK FENCING.	\$9,500.00	\$12,800.00	\$6,220
Phase 4-Main entry (including all 4 pylons)			
• Paint front entry tower to include staging area on the first floor			
• Paint pylons and exterior of 8' wall on each side of the bridge only-			
• EXCLUDE fencing on the bridge			
• Paint pylons at the corner of BSP and CLD	\$7,900.00	\$4,800.00	INCLUDED
Phase 5-Border Walls			
• Paint exterior of border wall at Ginny springs road and exterior of the wall at BSP and CLD (east side)			
• Paint exterior of the border wall (west side) Fern Hammock and Wakulla springs			
• EXCLUDE all other boarder walls throughout the community along US1 And 9B	\$13,900.00	\$1,500.00	\$3,680.00
Phase 6- decorative light poles @ 35 POLES			
• Paint all black light poles on pool deck	\$4,725.00	\$1,880.00	\$4,500.00
Phase 7- Tower Lighting			
• Replace up lighting on slide tower-paint poles black wire lighting	\$975.00	NA	NA
Phase 8- Gazebo Ceilings			
• Treat gazebo with either, clear coat or solid body stain. Regular stain will not take away the current water stains.	\$7,500.00	\$3,200.00	\$4,200.00
TOTAL A-LA-CART COSTS	\$135,900.00	\$94,960.00	\$87,124.00
ADDITIONAL WORK AND COSTS			
Dumpster and pool pit	INCLUDED	INCLUDED	INCLUDED
Adjust west gazebo bell tower	\$950.00	NA	NA
Replace or remove screen on white pergolas	pending	pending	pending
Clean roof tiles	\$7,800.00	\$1,800.00	NA
soccer field BR	\$1,200.00	INCLUDED	INCLUDED
TOTAL	\$145,850.00	\$96,760.00	\$87,124.00



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

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Bartram Springs

Attn: Winslow
Re: Exterior Painting

02 26 22

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

Scope of Work –

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

Repair the minor stucco cracks with elastomeric patching compound.

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

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

Clean roof tiles -includes lift that will be used for the other areas. \$7,800.00

Phase 1-Amenity center

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

\$74,900.00



Phase 2-Pergolas

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

\$12,000.00

Phase 3-Railings

- Paint ONLY the slide tower rails and the bridge. Touch up obvious spots as discussed - \$9,500.00
- EXCLUDE any factory painting of any railings.
- EXCLUDE ALL BLACK FENCING.

Phase 4-Main entry (including all 4 pylons)

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

\$7,900.00

Phase 5-Border Walls

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

\$13,900.00

Paint Light posts all sizes. - \$135.00 each



Materials

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

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

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

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

Protection of Substrates not to be painted

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

Resolution of Conflicts

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

Safety

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



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

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Costs, Terms and Acceptance

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

Please circle all options above that are approved and sign below.

Total amount of approved options is _____ Initial _____

We cannot guarantee against rust or inner coat peeling.

Provide 7 Year Material Warranty and 2 -year labor warranty.

This proposal is valid for 30 days. AWC reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days. Payment Terms are 20% Mobilization Draw followed by 70% Progress Draw and 10% Final Draw upon completion.

Signed by _____

Title _____ Date _____

Thank you for your consideration,

Brian Leonard – Cellular (904) 294 -1591



Investment Painting Of North Florida

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

✉ Winslowwheeler68@gmail.com

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

CONTACT US

229 S Torwood Drive
Saint Johns, FL 32259

☎ (904) 307-6649

✉ Investmentpaintingfl@yahoo.com

ESTIMATE

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Quote -Clubhouse/Pool/Gym/water slide Tower Stucco, Pressure Washing/Painting, Pressure wash stucco building body, trim, doors With a soap/chemical detergent prior to painting to remove dirt and mildew from areas, cover windows where needed with plastic and paper for prep Caulk gaps in woodwork where needed with Sherwin Williams 950a 55yr caulking Repaint the club house exterior stucco walls, trim and trellis on back of clubhouse, repaint stucco ceilings in front of social hall. Repaint dormers stucco and trim Repaint with Top of the line sherwin Williams Duration Paint which is a architectural coating and is dirt, mildew resistant, has excellent adhesion and has UV inhibitors to assist with fading. Stucco application will be sprayed and backrolled. Gym-stucco walls, trim, soffits and fascia (3) side doors and 4 shutters on back of gym and one set on front . Excludes metal doors and gutters repaint Pool retaining wall with metal door inside and outside, Repaint dumpster stucco walls, with Sherwin Williams Duration Paint Paint 2 yellow pool cabanas, and (1) cabana over dock body, trim, fascia, white soffits, caulk gaps in wood work where needed with sherwin Williams 950a paint with sherwin Williams Duration Paint Repaint Bathroom entry way doors, ceiling Repaint Water slide tower body, trim, ceiling, Doors and green vent exiting storage room Repaint 10 doors exterior attached to social hall Repaint Downspouts On Back of Entry Way with sherwin Williams pro industrial multi surface acrylic paint. Repaint Green gutters and downspouts On Back of old gym and back of social hall with sherwin Williams pro industrial multi surface acrylic Price includes all labor, materials, lifts, and taxes Excludes all metal roofs and metal railings	1.0	\$64,280.00	\$64,280.00
Optional Pressure Wash And Repaint White Pergolas Around The Pool Excludes Brown Pergolas Pressure wash, spot prime raw wood with primer and repaint pergolas with Sherwin Williams Duration Paint which is self priming, dirt, mildew resistant and durable. Price includes labor and materials	1.0	\$6,500.00	\$6,500.00

Quote - Payment terms Commercial

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

Quote - Sealing of stucco Hairline Cracks

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

Optional Paint Wood Ceiling In 4 Cabanas And Entry Way Of Clubhouse	1.0	\$3,200.00	\$3,200.00
Prep by masking off down rods on fans and covering areas underneath cabanas. Prime wood with pro block oil primer and Paint with sherwin Williams Duration paint. Price includes labor material and taxes.			
Optional Soft Wash Slate Tile Roof On Front Back And Sides Of Clubhouse	1.0	\$1,800.00	\$1,800.00
Soft wash with chemical and rinse off slate tile roof. Price includes labor, materials and taxes.			
Exterior Painting Phase 5	1.0	\$1,500.00	\$1,500.00
Pressure wash and Paint pylons at the corner of BSP and CLD			
Phase 5-Border Walls			
<ul style="list-style-type: none"> • Paint exterior of border wall at Ginny springs road and exterior of the wall at BSP and CLD (east side) • Paint exterior of the border wall (west side) Fern Hammock and Wakulla springs • EXCLUDE all other boarder walls throughout the community along US1 And 9B 			
Pressure wash and Paint with sherwin Williams Duration Paint. Price includes labor materials and taxes.			
Exterior Painting Phase 6 Decorative Light Poles On Pool Deck (16) Lights	1.0	\$1,880.00	\$1,880.00
Prep and Paint all black light poles on pool deck with sherwin Williams pro industrial direct to metal paint. Price includes labor materials and taxes.			
Phase 3 Railings	1.0	\$12,800.00	\$12,800.00
Prep areas for painting and Paint all white metal railings in pool areas and water slide tower railings with sherwin Williams pro industrial direct to metal paint. Price includes labor materials and taxes.			
Phase 4 Main Entry Including 4 Pylons	1.0	\$4,800.00	\$4,800.00
Pressure wash and Paint front entry way tower to include staging area on first floor. Paint pylons and exterior of 8' wall on each side of the bridge only,			
Excludes fencing on bridge, Paint pylons at the corner of BSP and CLD			
Paint with sherwin Williams top of the line Duration Paint. Price includes labor materials, scaffolding, lifts and taxes			
Excludes roof			

Subtotal	\$96,760.00
Total	\$96,760.00

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

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

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

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

Thank you for your Business!

Ibis Painting
822 N. A1A Highway Suite #310
Ponte Vedra, FL 32082
ibispainting.com
(386) 843-9053
(904)-424-3387
Lic. #BL-5959



Ibis Painting Proposal

Attn: Winslow Wheeler – Vesta Management

Date: 9/23/19

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

Phone: 904-318-0797

Email: Wwheeler@vestapropertyservices.com

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

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

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

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

Exterior Surface Preparation

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

Ibis Painting
822 N. A1A Highway Suite #310
Ponte Vedra, FL 32082
Ibispainting.com
(386) 843-9053
(904)-424-3387
Lic. #BL-5959

C. Warranty

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

D. Materials and Equipment

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

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

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

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

E. Access

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

F. Protection of Property and Safety and Standards/Hazardous

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

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

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

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A. General Conditions

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

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

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

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

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

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

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

B. Workmanship

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

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Exterior Finishing System

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

X _____
Ibis Representative Signature

Date

X _____
Customer Signature

Date

Total Cost - \$ 68,524

Ibis Painting
822 N. A1A Highway Suite #310
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Ibispainting.com
(904)-424-3387
Lic. #BL-5959



Ibis Painting Proposal

Attn: Winslow Wheeler - Vesta Management

Date: 5/24/22

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

Phone: 904-318-0797

Email: WWheeler@vestapropertyservices.com

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

Excluded Areas: Any areas not listed above

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

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

All Paint and Materials are Included.

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Exterior Finishing System

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

X _____
Ibis Representative Signature

Date

X _____
Customer Signature

Date

Total Cost - \$6,220

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ibispainting.com
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Lic. #BL-5959



Ibis Painting Proposal

Attn: Winslow Wheeler - Vesta Management

Date: 5/24/22

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

Phone: 904-318-0797

Email: WWheeler@vestapropertyservices.com

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

Excluded Areas: Any areas not listed above

Preparation and Maintenance: Clean all areas prior to painting.

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

All Paint and Materials are Included.

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Exterior Finishing System

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

X

Ibis Representative Signature

Date

X

Customer Signature

Date

Total Cost - \$12,380

5.

Capital Reserve Project Costs

DOCK REPLACEMENT		
ALL WEATHER CONTRACTORS	Total Price	Warranty
remove the existing aluminum handrails on the dock at the lake behind the pool at the amenities center and set aside		2 years on labor and 5 years on materials
all new wood to be pressure treated materials		
all new fasteners to be stainless steel screws/galvanized lag bolts for 4 x 4 post -NO NAILS TO BE USED		
we will inspect all framing members and support post when decking is removed		
re-install existing handrails in same locations as removed- POWDER COATED?		
any hidden damages found when the deck boards are removed we will show proper authority before pricing	\$34,880.00	
*option #1-take all black aluminum handrails to the powder coater and have cleaned and powder coated black and re-installed	\$6,770.00	
*option #2-install new joist between the existing joist so a composite deck board can be installed instead of pressure treated (joist need to be every 12" on center not 24" on center like they are currently) install new composite deck boards with hidden screw clips (standard colors)	\$4,960.00	
	\$46,610.00	
DOCK, DECKS AND MORE		1 year on labor and 5 years on materials
All Poles & Wood used will be Pressure Treated (CCA 6.0).		
Poles on existing dock will be inspected. If needed will replace pole.		
Will talk to customer before doing (Customer will pay for each pole)		
Replacing all Stringers, Deck brd, Rails post		
Will use Bull Nose Decking. Anchored with SS screws.		
Will put a SS lag bolt in every cap brd to secure to poles		
Does not include removing existing canopy. (Customer need to Remove)	\$42,900.00	
PROPOSAL ON COMPOSITE MATERIALS	\$ 54, 900.00	
FHS-FLORIDA HOME STORE		2 years on labor and 5 years on materials
Remove all deck boards, 4x4 posts, handrails, metal railing and side boards		
PLEASE SEE HYPE LINK FOR INFORMATION Install new outside band board decking with Trex Enhance hidden fastener system, 4x4 post handrail and https://www.trex.com/why-trex/deck-material-competitor-comparison/trex-vs-wood/		
existing railing with new primer and powder coat ***ALL WOOD MATERIAL TO BE SEVERE WEATHER***		
Reinstall existing canopy awning	\$29,375.00	
Contingency for unknown/unforeseen labor and materials		
Unknowns will be billed at actual cost plus 30% for all L&M*	\$8,000.00	
	\$37,375.00	



Florida
Home Store

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

Proposal Created For: Bartram Springs CDD

Job Name: Pier Restoration

Address: 14530 Cherry Lake Drive E

Job Address:

City, State, Zip: Jacksonville, FL 32258

City, State, Zip: Jacksonville, FL 32258

Date Submitted: 3/23/2022

Designer: Andy Chambers

Date of Plans: 3/23/2022

PIER RESTORATION OUTLINE

Remove canopy awning

Remove all deck boards, 4x4 posts, handrails, metal railing and side boards

Install new outside band board decking with Trex Enhance hidden fastener system, 4x4 post handrail and existing railing with new primer and powder coat ***ALL WOOD MATERIAL TO BE SEVERE WEATHER***

Reinstall existing canopy awning

\$ 29,375.00

Contingency for unknown/unforeseen labor and materials

\$ 8,000.00

Unknowns will be billed at actual cost plus 30% for all L&M

Total Price including labor, material and taxes

\$ 37,375.00

50% payment due on proposal acceptance. Balance due upon completion

Contactor shall provide all necessary Insurance requirements and State License upon acceptance of proposal. ALL work proposed and specified above will be completed in a timely fashion. Any unforeseen and or additional work needed or requested will be treated as a change order and agreed upon before said work is completed.

Acceptance of Proposal - The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above.

Date

Authorized:

3/23/22

Authorized

Signature

Proposal

Valid For: 30 Days

Signature

Signature



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

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Bartram Springs Amenities Center

Attn: Winslow Wheeler - Vesta Property Services

6 6 22

Re: wood dock on lake

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

- > remove the existing aluminum handrails on the dock at the lake behind the pool at the amenities center and set aside
- > remove and replace the wood deck boards - 4 x 4 post - 2 x 10 top cap and 2 x 4 under the top cap
- > all new wood to be pressure treated materials
- > all new fasteners to be stainless steel screws/galvanized lag bolts for 4 x 4 post - **NO NAILS TO BE USED**
- > we will inspect all framing members and support post when decking is removed
- > re-install existing handrails in same locations as removed
- > clean up job site and haul away debris
- * any hidden damages found when the deck boards are removed we will show proper authority before pricing
- * all painting done on a separate bid
- * all work carries a 1 year warranty

Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply)
This proposal may be withdrawn at any time.

Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees.
Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute.

Total Price \$34,880.00

***option #1-take all black aluminum handrails to the powder coater and have cleaned and powder coated black and re-installed add to the above total price \$6,770.00**

***option #2-install new joist between th existing joist so a composite deck board can be installed instead of pressure treated (joist need to be every 12" on center not 24" on center like they are currently) install new composite deck boards with hidden screw clips (standard colors) add \$4,960.00 to the above total price**

Proposal Signed by_____ Printed Name_____
Thank you for your consideration
Scott Haines--C 904.402.6561

Docks, Decks & More Inc.

DMS-13
BL-4659
(904) 226-3688

Quote

Vesta Property
Contact : Winslow Wheeler
14530 Cherry Lake Dr
East Jacksonville FL 32258
318 0797
wwheeler@vestapropertyservices.com

3-30-22

WORK TO BE DONE: R & R Dock W/Hand Rails Post

R & R Dock

42,900.00

SPECIFICATIONS:

- 1> All Poles & Wood used will be Pressure Treated (CCA 6.0).
- 2> Poles on existing dock will be inspected. If needed will replace pole.
Will talk to customer before doing (Customer will pay for each pole)
- 3> Replacing all Stringers, Deck brd, Rails post
- 4> Will use Bull Nose Decking. Anchored with SS screws.
- 5> Will put a SS lag bolt in every cap brd to secure to poles
- 6> Does not include removing existing canopy. (Customer need to Remove)

Terms:

Payments to be made as follows:

250.00 down, 50% - 250.00 (21,200.00) when materials are delivered.

Balance (21,450.00) due on completion of job

Any work changes made to the above are subject to a charge.

Both parties have to agree.

Home, Business Owner Date:

Docks, Deck & More Inc

Date:

THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 20 DAYS.

Docks, Decks & More Inc.

DMS-13
BL-4659
(904) 226-3688

Quote

Vesta Property
Contact :Winslow Wheeler
14530 Cherry Lake Dr
East Jacksonville Fl 32258
318 0797
wwheeler@vestapropertyservices.com

3-30-22

WORK TO BE DONE: R & R Dock W/Hand Rails Post

R & R Dock (Wood)	42,900.00
R & R Dock (Composite)	54,900.00

SPECIFICATIONS:

- 1> All Poles & Wood used will be Pressure Treated (CCA 6.0).
- 2> Poles on existing dock will be inspected. If needed will replace pole.
Will talk to customer before doing (Customer will pay for each pole)
- 3> Replacing all Stringers, Deck brd, Rails post
- 4> Will use Bull Nose Decking. Anchored with SS screws.
- 5> Will put a SS lag bolt in every cap brd to secure to poles
- 6> Does not include removing existing canopy. (Customer need to Remove)

Terms:

Payments to be made as follows:

250.00 down, 50% - 250.00 () when materials are delivered.

Balance () due on completion of job

Any work changes made to the above are subject to a charge.

Both parties have to agree.

Home, Business Owner Date:

Docks, Deck & More Inc

Date:

THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 20 DAYS.

6.



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

Integrated Access Solutions
(904)894-8114

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

Prepared For
Bartram Springs

Estimate Date
03/02/2022

Estimate Number
0000476

Description	Rate	Qty	Line Total
Conduit run	\$4,500.00 +Duval	1	\$4,500.00
cat 6 Drop Cat 6 Drop to each camera direct burial wire	\$250.00 +Duval	2	\$500.00
Subtotal			5,000.00
Duval (7.5%)			375.00
Estimate Total (USD)			\$5,375.00

Terms

Workmanship warranty is one year from install date.

Manufacturer warranty is per manufacturer.

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



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU

Integrated Access Solutions
(904)894-8114

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

Prepared For
Bartram Springs

Estimate Date
05/31/2022

Estimate Number
0000650

Description	Rate	Qty	Line Total
IP 5MP Dome 2.8 IR Starlight	\$278.68 +Duval	5	\$1,393.40
cat 6 Drop Cat 6 Drop to each camera	\$250.00 +Duval	1	\$250.00
Labor for installation, setup and testing	\$120.00 +Duval	6	\$720.00
Note These Cameras were damaged from a lightning storm. They show signs of burn marks on connections.	\$0.00 +Duval	1	\$0.00
Subtotal			2,363.40
Duval (7.5%)			177.26
Estimate Total (USD)			\$2,540.66

Terms

Workmanship warranty is one year from install date.

Manufacturer warranty is per manufacturer.

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

TWELFTH ORDER OF BUSINESS

A.

Bartram Springs

Community Development District

Unaudited Financial Reporting as of
April 30, 2022

Meeting Date
June 13, 2022

Table of Contents

I.	<u>Financial Statements - April 30, 2022</u>
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II.	<u>Assessment Receipts Schedule</u>
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III.	<u>Long-term Debt Report</u>
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IV.	<u>Check Register Summary 4/1/2022 - 4/30/2022</u>
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**BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2022**

	Major Funds			Non-Major Funds	Total
	General	Debt Service	Capital Projects	Capital Reserve	Governmental Funds
ASSETS:					
CASH			---		
Hancock Bank	\$280,307	---		---	\$280,307
Petty Cash	\$200	---	---	---	\$200
Capital Reserve	---	---	---	\$58,360	\$58,360
INVESTMENTS					
State Board	\$7,733	---	---	---	\$7,733
Custody - Excess Funds	\$661,062	---	---	---	\$661,062
Series - 2016-1/2021					
Reserve	---	---	---	---	\$0
Revenue	---	\$1,239,657	---	---	\$1,239,657
Interest	---	\$8	---	---	\$8
COI	---	---	---	---	\$0
ASSESSMENTS RECEIVABLE	---	---	---	---	\$0
DUE FROM OTHER	---	---	---	---	\$0
DUE FROM CAPITAL	---	---	---	---	\$0
ELECTRIC DEPOSITS	\$720	---	---	---	\$720
TOTAL ASSETS	\$950,022	\$1,239,665	\$0	\$58,360	\$2,248,047
LIABILITIES:					
ACCOUNTS PAYABLE	\$20,954	---	---	---	\$20,954
DUE TO OTHER	---	---	---	---	\$0
DUE TO GENERAL FUND	---	---	---	---	\$0
FUND BALANCES:					
NONSPENDABLE	\$720	---		---	\$720
UNASSIGNED	\$928,348	---	---	---	\$928,348
RESTRICTED FOR DEBT SERVICE	---	\$1,239,665	---	---	\$1,239,665
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$0	\$58,360	\$58,360
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$950,022	\$1,239,665	\$0	\$58,360	\$2,248,047

BARTRAM SPRINGS
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
REVENUES:				
Maintenance Assessments	\$1,352,945	\$1,341,208	\$1,341,208	\$0
Facility Income	\$8,000	\$4,667	\$6,073	\$1,406
Program Sharing - ASG	\$7,000	\$7,000	\$11,835	\$4,835
Comcast Revenue Share	\$20,000	\$10,000	\$10,789	\$789
Interest/Miscellaneous Income	\$200	\$117	\$1,810	\$1,693
TOTAL REVENUES	\$1,388,145	\$1,362,991	\$1,371,715	\$8,724

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$7,000	\$6,800	\$200
Fica Expense	\$918	\$536	\$520	\$15
Engineering Fees	\$6,000	\$3,500	\$1,960	\$1,540
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Arbitrage	\$600	\$600	\$600	\$0
Attorney Fees	\$38,000	\$22,167	\$8,871	\$13,296
Trustee Fees	\$12,300	\$0	\$0	\$0
Annual Audit	\$3,250	\$0	\$0	\$0
Management Fees	\$53,645	\$31,293	\$31,293	(\$0)
Computer Time	\$1,250	\$729	\$729	\$0
Website Maintenance	\$2,340	\$1,365	\$1,365	\$0
Telephone	\$648	\$378	\$458	(\$80)
Postage	\$1,000	\$583	\$530	\$53
Insurance	\$55,332	\$55,332	\$52,067	\$3,265
Printing & Binding	\$1,500	\$875	\$615	\$260
Record Storage	\$350	\$204	\$0	\$204
Legal Advertising	\$2,900	\$1,692	\$918	\$774
Other Current Charges	\$1,000	\$583	\$381	\$203
Office Supplies	\$350	\$204	\$43	\$161
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$198,558	\$132,216	\$112,325	\$19,891

AMENITY CENTER

Utilities:

Electric	\$65,000	\$37,917	\$35,633	\$2,284
Water/Irrigation	\$26,000	\$15,167	\$10,421	\$4,746
Cable	\$9,580	\$5,588	\$6,734	(\$1,146)
Gas	\$1,500	\$875	\$828	\$47
Trash Removal	\$9,408	\$5,488	\$4,556	\$932

Security:

Security Monitoring	\$1,000	\$583	\$400	\$183
Access Cards	\$2,200	\$603	\$603	\$0

Management Contracts:

Facility Management	\$173,493	\$101,204	\$101,204	(\$0)
Pool Attendants	\$77,174	\$13,148	\$13,148	\$0

BARTRAM SPRINGS
Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
Field Management/Administration	\$66,934	\$39,045	\$39,045	\$0
Pool Maintenance	\$41,878	\$24,429	\$24,429	\$0
Janitorial	\$38,940	\$22,715	\$22,715	\$0
Gym Monitor	\$29,496	\$17,206	\$17,206	\$0
Facility Maintenance	\$49,844	\$29,076	\$32,108	(\$3,032)
Pool Chemicals	\$25,000	\$14,583	\$12,901	\$1,683
Mobile Application	\$3,000	\$1,750	\$1,750	\$0
Facility Maintenance - COVID	\$5,000	\$2,917	\$3,582	(\$665)
Repairs and Maintenance	\$64,660	\$37,718	\$31,502	\$6,216
Special Events	\$17,050	\$14,733	\$14,733	\$0
Holiday Decorations	\$7,500	\$6,231	\$6,231	\$0
Fitness Center Repairs/Supplies	\$9,500	\$5,542	\$2,836	\$2,706
Office Supplies	\$4,500	\$2,625	\$2,701	(\$76)
ASCAP/BMI Licenses	\$3,000	\$1,750	\$0	\$1,750
TOTAL AMENITY CENTER	\$731,657	\$400,892	\$385,265	\$15,628
<u>GROUNDS MAINTENANCE</u>				
Landscape Maintenance	\$182,000	\$106,167	\$104,075	\$2,091
Landscape Contingency	\$40,000	\$23,333	\$24,888	(\$1,555)
Lake Maintenance	\$20,328	\$11,858	\$11,858	\$0
Fountain Maintenance	\$1,600	\$933	\$570	\$363
Grounds Maintenance	\$20,000	\$11,667	\$1,480	\$10,187
Pump Repairs	\$7,500	\$4,375	\$1,751	\$2,624
Streetlight Repairs	\$5,700	\$3,325	\$1,350	\$1,975
Irrigation Repairs	\$10,000	\$5,833	\$10,223	(\$4,389)
Miscellaneous	\$2,500	\$1,458	\$670	\$788
Capital Reserves Contributions	\$168,302	\$0	\$0	\$0
TOTAL GROUNDS MAINTENANCE	\$457,930	\$168,950	\$156,865	\$12,085
TOTAL EXPENDITURES	\$1,388,145	\$702,058	\$654,454	\$47,603
EXCESS REVENUES/(EXPENDITURES)	<u>\$0</u>		<u>\$717,260</u>	
Fund Balance - Beginning	\$0		\$211,808	
Fund Balance - Ending	<u><u>\$0</u></u>		<u><u>\$929,069</u></u>	

Bartram Springs
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

Revenues:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Maintenance Assessments	\$0	\$106,605	\$1,182,917	\$23,401	\$5,555	\$9,361	\$13,368	\$0	\$0	\$0	\$0	\$0	\$1,341,208
Facility Income	(\$325)	\$1,833	\$681	\$0	\$0	\$3,884	\$0	\$0	\$0	\$0	\$0	\$0	\$6,073
Program Sharing - ASG	\$0	\$0	\$0	\$0	\$0	\$11,835	\$0	\$0	\$0	\$0	\$0	\$0	\$11,835
Comcast Revenue Share	\$0	\$0	\$5,347	\$0	\$0	\$5,442	\$0	\$0	\$0	\$0	\$0	\$0	\$10,789
Interest/Miscellaneous Income	\$1	\$286	\$1	\$4	\$5	\$1,506	\$6	\$0	\$0	\$0	\$0	\$0	\$1,810
Total Revenues	(\$324)	\$108,724	\$1,188,947	\$23,406	\$5,561	\$32,028	\$13,374	\$0	\$0	\$0	\$0	\$0	\$1,371,715

Expenditures:

Administrative

Supervisor Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$6,800
FICA Expense	\$77	\$77	\$77	\$77	\$61	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$520
Engineering	\$0	\$582	\$291	\$291	\$408	\$97	\$291	\$0	\$0	\$0	\$0	\$0	\$1,960
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$960	\$3,000	\$1,099	\$1,914	\$876	\$1,024	\$0	\$0	\$0	\$0	\$0	\$0	\$8,871
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$0	\$0	\$0	\$0	\$0	\$31,293
Computer Time	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$729
Website	\$290	\$290	\$5	\$195	\$195	\$195	\$195	\$0	\$0	\$0	\$0	\$0	\$1,365
Telephone	\$14	\$22	\$82	\$84	\$105	\$64	\$86	\$0	\$0	\$0	\$0	\$0	\$458
Postage	\$97	\$81	\$59	\$77	\$75	\$100	\$42	\$0	\$0	\$0	\$0	\$0	\$530
Insurance	\$52,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,067
Printing & Binding	\$118	\$147	\$56	\$58	\$77	\$92	\$67	\$0	\$0	\$0	\$0	\$0	\$615
Records Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Advertising	\$80	\$0	\$159	\$247	\$80	\$163	\$190	\$0	\$0	\$0	\$0	\$0	\$918
Other Current Charges	\$52	\$4	\$41	\$45	\$62	\$94	\$82	\$0	\$0	\$0	\$0	\$0	\$381
Office Supplies	\$6	\$1	\$11	\$6	\$7	\$6	\$6	\$0	\$0	\$0	\$0	\$0	\$43
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$64,508	\$9,779	\$7,454	\$8,569	\$7,319	\$8,086	\$6,610	\$0	\$0	\$0	\$0	\$0	\$112,325

Bartram Springs
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center</u>													
Utilities													
Electric	\$5,176	\$4,479	\$4,202	\$5,044	\$6,183	\$5,523	\$5,027	\$0	\$0	\$0	\$0	\$0	\$35,633
Water/irrigation	\$1,791	\$1,267	\$1,311	\$1,124	\$2,622	\$1,187	\$1,119	\$0	\$0	\$0	\$0	\$0	\$10,421
Cable	\$801	\$800	\$1,151	\$1,045	\$1,055	\$823	\$1,060	\$0	\$0	\$0	\$0	\$0	\$6,734
Gas	\$186	\$74	\$151	\$103	\$74	\$126	\$114	\$0	\$0	\$0	\$0	\$0	\$828
Trash Removal	\$0	\$484	\$814	\$814	\$814	\$814	\$814	\$0	\$0	\$0	\$0	\$0	\$4,556
Security													
Security Monitoring	\$0	\$280	\$0	\$0	\$0	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Access Cards	\$603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$603
Management Contracts													
Facility Management	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$14,458	\$0	\$0	\$0	\$0	\$0	\$101,204
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$13,148	\$0	\$0	\$0	\$0	\$0	\$13,148
Night Swim	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt/Admin	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$5,578	\$0	\$0	\$0	\$0	\$0	\$39,045
Pool Maintenance	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$0	\$0	\$0	\$0	\$0	\$24,429
Pool Chemicals	\$1,583	\$1,583	\$1,731	\$1,731	\$1,731	\$1,731	\$2,811	\$0	\$0	\$0	\$0	\$0	\$12,901
Janitorial	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$3,245	\$0	\$0	\$0	\$0	\$0	\$22,715
Gym Monitor	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458	\$0	\$0	\$0	\$0	\$0	\$17,206
Facility Maintenance	\$4,154	\$4,154	\$4,154	\$4,154	\$4,154	\$4,154	\$7,186	\$4,154	\$0	\$0	\$0	\$0	\$32,108
Mobile Application	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$1,750
Facility Maintenance - COVID	\$796	\$398	\$796	\$597	\$398	\$597	\$0	\$0	\$0	\$0	\$0	\$0	\$3,582
Repairs and Maintenance	\$7,237	\$5,552	\$5,224	\$2,422	\$4,171	\$4,178	\$2,718	\$0	\$0	\$0	\$0	\$0	\$31,502
Special Events	\$2,976	\$1,471	\$1,649	\$324	\$311	\$489	\$7,514	\$0	\$0	\$0	\$0	\$0	\$14,733
Holiday Decorations	\$0	\$5,283	\$947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,231
Fitness Center Repairs/Supplies	\$145	\$0	\$432	\$0	\$1,240	\$103	\$916	\$0	\$0	\$0	\$0	\$0	\$2,836
Office Supplies	\$813	\$450	\$155	\$0	\$276	\$458	\$549	\$0	\$0	\$0	\$0	\$0	\$2,701
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$55,739	\$55,754	\$52,195	\$46,836	\$52,507	\$52,813	\$69,422	\$0	\$0	\$0	\$0	\$0	\$385,265
<u>Grounds Maintenance</u>													
Landscape Maintenance	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$14,868	\$0	\$0	\$0	\$0	\$0	\$104,075
Landscape Contingency	\$0	\$163	\$14,103	\$0	\$1,242	\$4,050	\$5,330	\$0	\$0	\$0	\$0	\$0	\$24,888
Lake Maintenance	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$1,694	\$0	\$0	\$0	\$0	\$0	\$11,858
Fountain Maintenance	\$0	\$0	\$285	\$0	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$570
Grounds Maintenance	\$637	\$553	\$0	\$0	\$290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,480
Pump Repairs	\$56	\$925	\$0	\$0	\$525	\$0	\$245	\$0	\$0	\$0	\$0	\$0	\$1,751
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$1,041	\$309	\$0	\$0	\$0	\$0	\$0	\$1,350
Miscellaneous	\$0	\$0	\$0	\$0	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$670
Irrigation Repairs	\$2,764	\$1,077	\$4,049	\$1,393	\$0	\$939	\$0	\$0	\$0	\$0	\$0	\$0	\$10,223
Capital Reserves Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$20,019	\$19,280	\$34,999	\$17,955	\$19,289	\$22,877	\$22,446	\$0	\$0	\$0	\$0	\$0	\$156,865
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$140,267	\$84,813	\$94,648	\$73,360	\$79,115	\$83,775	\$98,477	\$0	\$0	\$0	\$0	\$0	\$654,454
Excess Revenues (Expenditures)													
	(\$140,590)	\$23,911	\$1,094,298	(\$49,954)	(\$73,554)	(\$51,748)	(\$85,102)	\$0	\$0	\$0	\$0	\$0	\$717,260

BARTRAM SPRINGS
Community Development District
Debt Service - Series 2016-1 and 2016-2/ 2021
Statement of Revenues & Expenditures
For the Period Ended April 30, 2022

DESCRIPTION	Adopted Budget	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
<u>REVENUES:</u>				
Assessments 2021-1	\$1,192,771	\$1,182,582	1,182,581.76	\$0
Assessments 2021-2	\$39,277	\$38,934	38,934.14	\$0
Interest Earned	\$300	\$175	\$144	(\$31)
Prepayment	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,232,348	\$1,221,691	\$1,221,660	(\$31)
<u>EXPENDITURES:</u>				
<u>Series 2021</u>				
Interest - 11/1	\$103,826	\$103,826	\$103,826	\$0
Interest - 5/1	\$138,435	\$0	\$0	\$0
Principal - 5/1	\$955,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,197,262	\$103,826	\$103,826	\$0
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In - COI	\$0	\$0	\$6,866	\$6,866
TOTAL OTHER SOURCES(USES)	\$0	\$0	\$6,866	\$6,866
EXCESS REVENUES/(EXPENDITURES)	\$35,087		\$1,124,700	
Fund Balance - Beginning	\$110,308		\$114,965	
Fund Balance - Ending	<u>\$145,395</u>		<u>\$1,239,665</u>	

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

DESCRIPTION	Adopted Budget	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
REVENUES:				
Capital Reserve Contribution	\$168,302	\$0	\$0	\$0
TOTAL REVENUES	\$168,302	\$0	\$0	\$0
EXPENDITURES:				
Capital Projects	\$75,000	\$43,750	\$44,579	(\$829)
Repairs and Maintenance	\$142,006	\$82,837	\$9,236	\$73,601
Other Service Charges	\$800	\$467	\$256	\$211
TOTAL EXPENDITURES	\$217,806	\$127,054	\$54,071	\$72,982
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES/(EXPENDITURES)	<u>(\$49,504)</u>		<u>(\$54,071)</u>	
Fund Balance - Beginning	\$141,463		\$112,431	
Fund Balance - Ending	<u>\$91,959</u>		<u>\$58,360</u>	

BARTRAM SPRINGS
Community Development District
Capital Project Fund - Series 2021
Statement of Revenues & Expenditures
For the Period Ended April 30, 2022

DESCRIPTION	Adopted Budget	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
REVENUES:				
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
EXPENDITURES:				
Capital Projects	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	(\$6,866)	(\$6,866)
Bonds Proceeds	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES(USES)	\$0	\$0	(\$6,866)	(\$6,866)
EXCESS REVENUES/(EXPENDITURES)	<u>\$0</u>		<u>(\$6,865)</u>	
Fund Balance - Beginning	\$0		\$6,865	
Fund Balance - Ending	<u><u>\$0</u></u>		<u><u>\$0</u></u>	

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

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

TAX ROLL					
TOTAL TAX ROLL	UNITS	2016-1 DEBT ASSESSED	2016-2 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	1,694	1,179,025.84	39,277.22	1,343,771.66	2,562,074.72
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	2016-1 DEBT RECEIVED	2016-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/10/2021	5,863.72	195.34	6,683.05	12,742.11
2	11/19/2021	87,671.72	2,920.63	99,922.14	190,514.49
3	12/6/2021	116,893.71	3,894.11	133,227.32	254,015.14
4	12/8/2021	174,358.63	5,808.46	198,721.85	378,888.94
5	12/9/2021	712,357.21	23,730.96	811,895.20	1,547,983.37
6	12/22/2021	26,233.83	873.94	29,899.50	57,007.27
7	1/11/2022	15,355.24	511.53	17,500.83	33,367.60
8	1/21/2022	5,176.85	172.46	5,900.22	11,249.53
9	2/7/2022	4,874.26	162.38	5,555.33	10,591.97
10	3/7/2022	6,822.66	227.29	7,775.99	14,825.94
11	3/23/2022	1,390.38	46.32	1,584.65	3,021.35
12	4/7/2022	8,707.31	290.07	9,923.99	18,921.37
13	4/21/2022	3,021.79	100.67	3,444.02	6,566.48
14	5/5/2022	3,748.11	124.86	4,271.83	8,144.80
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL COUNTY DISTRIB.		1,172,475.42	39,059.02	1,336,305.92	2,547,840.36
TOTAL TAX ROLL DUE (DISCOUNTS NOT TAKEN)		6,550.42	218.20	7,465.74	14,234.36

TOTAL DISTRICT	UNITS	2016-1 DEBT SERVICE	2016-2 DEBT SERVICE	O&M	TOTAL
TOTAL ASSESSED	23,512	1,192,880.27	39,277.22	1,352,945.14	2,585,102.63
TOTAL RECEIVED		1,186,329.85	39,059.02	1,345,479.40	2,570,868.27

PERCENT COLLECTED DIRECT BILL	100.00%	100.00%	100.00%	100.00%
PERCENT COLLECTED TAX ROLL	99.44%	99.44%	99.44%	99.44%
TOTAL PERCENT COLLECTED	99.45%	99.44%	99.45%	99.45%

C.

BARTRAM SPRINGS
Community Development District
Check Register Summary 4/1/2022 - 4/30/2022

Check Date	Check No.	Amount
General Fund - Hancock		
4/7/22	2165-2173	\$57,020.85
4/14/22	2174-2183	\$11,188.40
4/21/22	2184-2185	\$4,910.20
4/28/22	2186-2189	\$1,048.55
		\$74,168.00
General Fund - Capital Reserve		
4/7/22	272	\$4,555.54
4/14/22	273	\$1,380.00
4/21/22	274	\$390.00
		\$6,325.54
Utilities and Autopayments		
4/12/22	JEA	\$6,145.76
4/4/22	Comcast	\$1,059.50
4/21/22	Rubicon	\$814.44
4/25/22	Hancock Whitney Purchase Cards	\$3,149.56
		\$11,169.26
Total		\$91,662.80

*Fedex invoices will be available upon request.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/07/22	00416	4/04/22 270038	202204 330-57200-46000	CLR CLUBHOUSE URINAL DRAI	*	272.00	
				BF PLUMBING SERVICES LLC			272.00 002165
4/07/22	00071	4/01/22 549	202204 310-51300-34000	APR MANAGEMENT FEES	*	4,470.42	
		4/01/22 549	202204 310-51300-35200	APR WEBSITE ADMIN	*	100.00	
		4/01/22 549	202204 310-51300-35100	APR INFORMATION TECH	*	104.17	
		4/01/22 549	202204 310-51300-51000	OFFICE SUPPLIES	*	6.02	
		4/01/22 549	202204 310-51300-42000	POSTAGE	*	42.17	
		4/01/22 549	202204 310-51300-42500	COPIES	*	66.60	
		4/01/22 549	202204 310-51300-41000	TELEPHONE	*	86.37	
				GOVERNMENTAL MANAGEMENT SERVICES			4,875.75 002166
4/07/22	00145	3/29/22 22209	202203 310-51300-31200	ARBIT SE2016 FYE 1/31/22	*	600.00	
				GRAU AND ASSOCIATES			600.00 002167
4/07/22	00135	3/31/22 22-02092	202203 310-51300-48000	NOTICE OF MEETING 3/31/22	*	79.63	
				JACKSONVILLE DAILY RECORD C/O			79.63 002168
4/07/22	00471	3/30/22 3022822	202202 310-51300-31500	FEB PROFESSIONAL SERVICES	*	875.50	
				KUTAK ROCK LLP			875.50 002169
4/07/22	00040	4/01/22 644427	202204 330-57200-46600	APR LAKE MANAGEMENT	*	1,694.00	
				THE LAKE DOCTORS, INC.			1,694.00 002170
4/07/22	00461	3/28/22 224807	202203 330-57200-46000	45W LED REPAIRSTREETLIGHT	*	124.00	
				LAMP SALES UNLIMITED, INC			124.00 002171
4/07/22	00351	4/01/22 397294	202204 320-57200-33000	APR CLUB MANAGER & ATTNDT	*	14,457.76	
		4/01/22 397294	202204 320-57200-46400	APR POOL MAINT SERVICES	*	3,489.80	
		4/01/22 397294	202204 320-57200-34100	APR GEN FAC MAINT SRVCS	*	4,153.70	

BSPR BART SPRING BPEREGRINO

*** CHECK DATES 04/01/2022 - 04/30/2022 ***
 BARTRAM SPRINGS - GENERAL FUND
 BANK B GENERAL FUND-HANCOCK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/01/22 397294	202204 320-57200-43500	APR JANITORIAL SERVICES	*	3,245.00	
		4/01/22 397294	202204 320-57200-34510	APR GYM MONITORING SRVS	*	2,457.98	
		4/01/22 397294	202204 320-57200-34000	APR FIELD OPERATIONS SRVS	*	5,577.82	
		4/01/22 397294	202204 320-57200-34530	APR MOBILE APP/WEBSITE	*	250.00	
				VESTA PROPERTY SERVICES, INC.			33,632.06 002172
4/07/22 00388		4/01/22 7819	202204 330-57200-46200	APR LANDSCAPE MAINTENANCE	*	14,867.91	
				VERDEGO, LLC			14,867.91 002173
4/14/22 00476		3/21/22 82	202204 320-57200-49300	EVENT 5/7/22	*	1,020.00	
				ALEXIS ONILEE HEMBREE			1,020.00 002174
4/14/22 00140		4/07/22 42116	202204 330-57200-46100	RPR FOUNTAIN PUMP HOUSING	*	245.00	
				EAST COAST WELLS & PUMP SERVICE INC			245.00 002175
4/14/22 00135		4/07/22 22-02235	202204 310-51300-48000	RFP-ANNUAL AUDIT 4/7/22	*	106.63	
				JACKSONVILLE DAILY RECORD C/O			106.63 002176
4/14/22 00461		4/01/22 225028	202203 330-57200-46000	DL-MR16-LED 4W MC LIGHTS	*	706.56	
				LAMP SALES UNLIMITED, INC			706.56 002177
4/14/22 00477		4/13/22 04132022	202204 300-36900-20000	RENTAL DEPOSIT REFUND	*	300.00	
				NERMINA SELMAN			300.00 002178
4/14/22 00201		4/01/22 13129560	202204 320-57200-46500	APR POOL CHEMICALS	*	2,811.07	
				POOLSURE			2,811.07 002179
4/14/22 00351		4/04/22 397689	202204 320-57200-33100	MAR LIFEGUARD HOURS	*	5,999.14	
				VESTA PROPERTY SERVICES, INC.			5,999.14 002180
4/14/22 00311		2/02/22 10103	202204 320-57200-49300	DISC JOCKEY SERVICE	*	400.00	
				CHECK 1 2 ENTERPRISE			400.00 002181
				BSPR BART SPRING BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/14/22	00340	10/21/21 1240019	202204 320-57200-49300	MOVIE SCREEN/PROJECTOR	*	350.00	
				PROGRESSIVE ENTERTAINMENT SRVCS.			350.00 002182
4/14/22	00340	2/02/22 1250016	202204 320-57200-49300	BOUNCE HOUSE/SPIDER MNTN	*	3,444.00	
				PROGRESSIVE ENTERTAINMENT SRVCS.			3,444.00 002183
4/21/22	00274	4/15/22 24054	202204 330-57200-46000	QTRLY PERIMETER PROTECT	*	135.00	
		4/15/22 24058	202204 330-57200-46000	APR SNAKE SERVICE	*	135.00	
				QUICK CATCH			270.00 002184
4/21/22	00208	4/12/22 17896A	202204 320-57200-43600	CHECK HANDBAR"RADIO"CNTRL	*	446.20	
				SOUTHEAST FITNESS REPAIR			446.20 002185
4/28/22	00373	4/11/22 635256ES	202203 320-57200-43300	3/9/22-4/7/22 FERC	*	8.26	
		4/11/22 635257ES	202203 320-57200-43300	3/9-4/7 FERC	*	16.10	
				FLORIDA NATURAL GAS			24.36 002186
4/28/22	00189	4/20/22 15479	202204 330-57200-46250	RMV WAX MYRTLE TREES	*	500.00	
				TAYLOR TREE SERVICES, INC.			500.00 002187
4/28/22	00023	4/08/22 04082022	202204 320-57200-43300	APR FIREPIT GAS	*	40.16	
		4/08/22 04082022	202204 320-57200-43300	APR GAS	*	34.03	
				TECO PEOPLES GAS			74.19 002188
4/28/22	00429	4/22/22 C30431	202204 330-57200-46000	RPLCD FILTER & INSPECTION	*	450.00	
				WEATHER ENGINEERS, INC.			450.00 002189
TOTAL FOR BANK B						74,168.00	
TOTAL FOR REGISTER						74,168.00	



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

BILL TO

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

INVOICE
270038

INVOICE DATE
Apr 04, 2022

JOB ADDRESS

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

Completed Date:

Payment Term: Due Upon Receipt

416B
1.330.572.460

DESCRIPTION OF WORK

Clear out urinal drain no warranty because it's a club house and people are putting weird stuff down the drain like paper towels

TASK	DESCRIPTION	QTY	PRICE	TOTAL
DURN	Urinal Drain: Cleared urinal drain line	1.00	\$272.00	\$272.00

POTENTIAL SAVINGS \$0.00

SUB-TOTAL \$272.00

TAX \$0.00

TOTAL DUE \$272.00

BALANCE DUE \$272.00

Thank you for choosing Fenwick Plumbing Services LLC.
We appreciate your business!

CUSTOMER AUTHORIZATION

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

Sign here

Date 4/4/2022

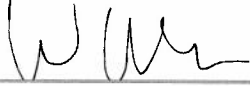
CUSTOMER ACKNOWLEDGEMENT

Invoice #270038

Page 1 of 2

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

Sign here

A handwritten signature in black ink, appearing to be 'W. M.', written over a horizontal line.

Date 4/4/2022

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

Invoice

Invoice #: 549
Invoice Date: 4/1/22
Due Date: 4/1/22
Case:
P.O. Number:

Bill To:

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

71B

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022 1,310.573.340		4,470.42	4,470.42
Website Administration - April 2022 1,310.573.352		100.00	100.00
Information Technology - April 2022 1,310.573.351		104.17	104.17
Office Supplies 1,310.573.510		6.02	6.02
Postage 1,310.573.420		42.17	42.17
Copies 1,310.573.425		66.60	66.60
Telephone 1,310.573.410		86.37	86.37
Total			\$4,875.75
Payments/Credits			\$0.00
Balance Due			\$4,875.75

Grau and Associates

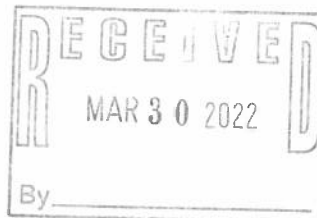
951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Bartram Springs Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 22209
Date 03/29/2022



145B

SERVICE

AMOUNT

Project: Arbitrage - Series 2016 FYE 1/31/22

\$ 600.00

1.310.513.312

Current Amount Due

\$ 600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 31, 2022

Date

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

13573

1.310.573.480

Payment Due Upon Receipt

Serial #	22-02092D	PO/File #		\$79.63
Notice of Meeting				Amount Due
				Amount Paid
Bartram Springs Community Development District				\$79.63
				Payment Due
Case Number				<i>For your convenience, you may remit payment at https://www.jaxdailyrecord.com/send-payment.</i>
Publication Dates	3/31			
County	Duval			

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

*If payment is being mailed,
please reference the Serial #
from this invoice on your
check or remittance advice.*

Your notice can be found at www.jaxdailyrecord.com

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

**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, April 11, 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

Mar. 31 00 (22-02092D)

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3022822

Client Matter No. 1923-1

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

4713

1.310.573.315

Invoice No. 3022822

1923-1

Re: Bartram Springs-General Counsel

For Professional Legal Services Rendered

02/04/22	W. Haber	0.40	140.00	Confer with Mr. Oliver regarding agenda for February meeting
02/04/22	K. Jusevitch	0.10	14.50	Distribute legislative newsletter
02/07/22	W. Haber	0.30	105.00	Review and revise resolution adopting rates
02/07/22	K. Jusevitch	0.70	101.50	Prepare resolution adopting amenity rates; confer with Haber
02/07/22	K. Jusevitch	0.70	101.50	Prepare resolution adopting amenity rates; confer with Haber
02/21/22	K. Jusevitch	1.30	188.50	Prepare signage, sod and mulch installation agreements; confer with Haber
02/23/22	C. Stuart	0.50	210.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
02/24/22	K. Jusevitch	0.10	14.50	Distribute Amendment 12 guide
TOTAL HOURS		4.10		

KUTAK ROCK LLP

Bartram Springs CDD

March 30, 2022

Client Matter No. 1923-1

Invoice No. 3022822

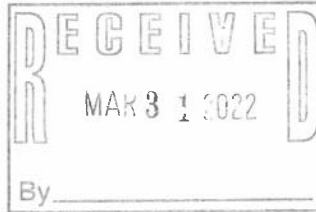
Page 2

TOTAL FOR SERVICES RENDERED \$875.50

TOTAL CURRENT AMOUNT DUE \$875.50



4351 Salisbury Rd., Suite 155, Jacksonville, FL 32256
PH: (904)431-3914



INVOICE

Invoice #	644427
Account #	709275
Invoice Date	4/1/2022
Due Date	4/11/2022
Rep	MAS

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

Invoice Questions: AR@LakeDoctors.com
--

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description		Amount
	Monthly Water Management Service (R) Apr. Lake Management 40B 1.330.572.46400 Customer Total Balance \$1,694.00		1,694.00
Thank you! For your business!			Total Invoice \$1,694.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	644427
Account #	709275
Date	4/1/2022

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

The Lake Doctors, Inc.
4651 Salisbury Rd., Suite 155
Jacksonville, FL 32256

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

Lamp Sales Unlimited, Inc.

Invoice

www.lampsalesunlimited.com

REMIT TO:

P.O. Box 10606
Jacksonville, FL 32247
Toll Free (800) 352-8954

Jacksonville

4580 St. Augustine Road
Jacksonville, FL 32207
Phone (904) 737-9292
Fax (904) 737-4333

Orlando

1271 La Quinta Drive Unit # 13
Orlando, FL 32809
Phone (407) 859-1515
Fax (407) 859-2423

Invoice Number: 224807

Sales Order Number: 226908

Customer ID: **BAR200**

Bill To: **Bartram CDD**

14530 Cherry Lake Drive East
Jacksonville, FL 32258

Ship To: **Bartram CDD**

14530 Cherry Lake Drive East
Jacksonville, FL 32258

Invoiced Date	Order Date	Phone Number	Ship Via	Terms
03/28/22	03/24/22	(904) 318-0797	Our Truck	Net 30
Purchase Order Number	Description / Job Number	Hope	Clayton Rix	Order Number
WINSLOW				226908
Quantity	Item Number	Item Description	Unit Price	Amount
Req Shipped B.O.				
2 2	45W/LED/HID/5000K	45W LED CORN COB MVOLT MOG S39393 12/CS SATCO 1B5	62.00	124.00

Streetlight Repairs

1.330.572.460

461B

Subtotal: 124.00

Misc. Charge: 0.00

Sales Tax: 0.00

Freight Charge: 0.00

Invoice total: 124.00

Thank You



Invoice

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

Invoice # 397294
Date 4/1/2022

Terms Net 30
Due Date 5/1/2022
Memo Monthly fees

Bill To

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

351B

Description	Quantity	Rate	Amount
Services of Bartram Club Manager and Attendants 1. 320.572.330	1	14,457.76	14,457.76
Pool Maintenance Services at Bartram Club Pool (excludes pool chemicals) 1. 320.572.464	1	3,489.80	3,489.80
General Facility Maintenance Services 1. 320.572.341	1	4,153.70	4,153.70
Janitorial Services 1. 320.572.435	1	3,245.00	3,245.00
Gym Monitoring Services 1. 320.572.34510	1	2,457.98	2,457.98
Field Operation Services 1. 320.572.340	1	5,577.82	5,577.82
Mobile App / website 1. 320.572.34530	1	250.00	250.00

Total \$33,632.06



Invoice

Invoice #: 7819

Date: 04/01/22

Customer PO:

DUE DATE: 05/01/2022

BILL TO

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

FROM

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

DESCRIPTION	AMOUNT
<i>landscape</i> #6163 - Standard Maintenance Contract - 2021-2022 <u>April</u> 2022	\$14,867.91

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$14,867.91

1.330.572.46200

38813

Check 1 2 Enterprise
725 Trowbridge Dr.
Jacksonville, FL. 32225
Marvin Sullivan
(904) 994-7135

Invoice

Invoice Number: 10103
Issue Date: 02/02/2022
Due Date: 04/16/2022
Salesperson: marvinsullivan

Bartram Springs
Vesta
14530 Cherry Lake Rd. East
Jacksonville, Fl. 32258
Attn: Stephanie

311B
1.320.572.493

Qty	Item	Description	Unit Price	Total
1	Disc Jockey Service	Disc Jockey Service	\$400.00	\$400.00
			Subtotal	\$400.00
			Total Amt	\$400.00
			Balance Due	\$400.00

Spring Fling April 16, 22 4-7 PM

Please contact us for more information about payment options.

Thank you for your business.



Total Entertainment Services

Invoice-Agreement

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

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 10/21/2021

Invoice # 1240019

Terms: Due at event

PO#

Customer name:

Bartram Springs CDD

Event type: Movie Night

Billing address:

14530 Cherry Lake Drive E., Jacksonville, FL 32258

Original contact person:

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

E-mail/ fax: staylor@vestapropertyservices.com

At event contacts with cell:

Same

Event date: Friday April 22, 2022

Hours of event: Sundown till end

Hours of service: Same

Approximate set up time:

Between: TBA

Location name and address:

Same

Where to set up at location:

On grass courtyard

Power within 75': Yes

Set up-grass or pavement:

GR

Water within 75': NA

Covered area for entertainer: NA

Notes:

SERVICES NEEDED:

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

Reg. Rate \$ 450.00

Your Cost \$ 350.00

Your Total Savings \$ 100.00

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

34013
1.520.572.493

Sub Total: \$ 350.00

Sales Tax: \$ -

Invoice Total: \$ 350.00

50 % Deposit required \$ Waived

Balance due at set up \$ 350.00

Payments received \$ -

Current Balance \$ 350.00

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

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

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

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



Total Entertainment Services

Invoice-Agreement

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

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 2/2/2022

Invoice # 1250016

Terms: Due at event

PO#

Customer name:

Bartram Springs CDD

Event type: Spring Fling

Billing address:

14530 Cherry Lake Drive E., Jacksonville, FL 32258

Original contact person:

Stephanie Taylor **Wk:** 904-880-5156 **C:**

E-mail/ fax: staylor@vestapropertyservices.com

At event contacts with cell:

Same

Event date: Saturday April 16, 2022

Hours of event: 4:00-7:00 pm

Hours of service: Same

Approximate set up time:

Between: 2:00-3:00 pm, on various items

Location name and address:

Same

Where to set up at location:

On grass courtyard

Power within 75': Yes

Set up-grass or pavement:

PV, GR

Water within 75': NA

Covered area for entertainer: NA

Notes:

SERVICES NEEDED:

* Spider Mountain Extreme with station attendants	3.0 hrs.	1,320.572.493 340B	Reg. Rate \$	2,100.00	Your Cost \$	1,945.00
* Inflatable Large 15' x 15' Bounce House			Reg. Rate \$	199.00	Your Cost \$	179.00
* Inflatable 53' Obstacle Course			Reg. Rate \$	455.00	Your Cost \$	385.00
* Generator w/gas			Reg. Rate \$	135.00	Your Cost \$	95.00
* Delivery			Reg. Rate \$	30.00	Your Cost \$	30.00
* Facepainter #1			Reg. Rate \$	450.00	Your Cost \$	405.00
* Facepainter #2			Reg. Rate \$	450.00	Your Cost \$	405.00
			Reg. Total \$	3,819.00	Your Total \$	3,444.00

Spider Mountain must be set up on parking lot

Your Total Savings \$375.00

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

Sub Total: \$ 3,444.00

Sales Tax: \$ -

Invoice Total: \$ 3,444.00

50 % Deposit required \$ Waived

Balance due at set up \$ 3,444.00

Payments received \$ -

Current Balance \$ 3,444.00

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

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____



Invoice #0000082

Issue Date: Mar 21, 2022

Due Date: May 7, 2022

904 Picnic Co.
Jacksonville, FL
904picnicco@gmail.com
Phone: 904-300-2419

Customer Info:

Bartram Springs CDD
staylor@vestapropertyservices.com
Phone: 765-238-0923

Mother's Day Picnic

Product or Service	Price	Quantity	Line Total
Ashby Picnic Picnic for 30	\$650.00	1	\$650.00
Mimosa Bar Mimosa bar will come with 30 champagne flutes, an ice bucket, and carafes of juice. *Customer is responsible for supplying their own champagne.	\$50.00	1	\$50.00
Charcuterie Boxes Individual charcuterie snack boxes	\$20.00	30	\$600.00

4768

Subtotal	\$1,300.00
Discount (10%)	\$130.00
Invoice Total	\$1,170.00
Amount Paid	\$150.00
Balance Due	\$1,020.00

Notes

You can pay this invoice online through our booking system, or you can pay via Cashapp, Zelle, or Venmo.

Cashapp: \$Ohembree

Zelle: You can find me using my personal cell number 256-453-9334 (Alexis Onilee Hembree)

Venmo: @Zhembree82

Legal Terms

- All reservations should be placed with at least a 72-hour notice.
- By submitting payment for the deposit, you are acknowledging and agreeing to all terms and conditions.
- In the event of a major force such as natural disaster, pandemic, or contingency we do not offer refunds, but we can reschedule your event within 3 months.
- If the forecast predicts rain on the day before the event, we can offer an indoor pop-up experience at a location of your choosing, or you will have 30 days to reschedule due to the circumstances.
- The picnic experience lasts 2 hours, there is a charge of \$50 per additional hour. If you would like to keep the picnic set for 24 hours there is an additional \$150 charge (this is only allowable for private indoor or backyard picnics).
- You must arrive within 20 minutes of the scheduled event time or your event will be rescheduled for you.
- All picnic equipment is property of 904 Picnic Co. and is to be returned in the same condition as it was delivered to you. Any loss or damage to equipment will be charged accordingly.

Photo Release Waiver:

a. I consent and authorize 904 Picnic Co. to use my likeness in any photograph, video, or other digital media ("photos") in any and all of its publications, including print or web-based publications.

b. I irrevocably authorize 904 Picnic Co. to copy, edit, enhance, crop, or otherwise alter any photo for use in their publications. I also waive any rights for approval or inspection of any photos.

c. I understand and agree that all photos are the property of 904 Picnic Co. and will not be returned to me.

d. I acknowledge that I am not entitled to any compensation or royalties with respect to the use of the photos.

e. I agree to release and forever discharge 904 Picnic Co. and its affiliates, successors, officers, employees, representatives, partners, agents, and anyone claiming through them in their individual and/or corporate capacities from any and all claims, liabilities, obligations, promises, agreements, disputes, demands, damages, causes of action of any nature or kind, known or unknown, which I, and anyone else claiming on behalf of me, may have or claim to have against releasee in connection with this release.

f. I have carefully read and fully understand all the provisions of this photo release form and am freely, knowingly, and voluntarily signing.

Liability Waiver and Release:

IN CONSIDERATION OF the risk of injury that exists while participating in A 904 PICNIC CO EXPERIENCE (hereinafter the "Activity"); and

IN CONSIDERATION OF my desire to participate in said Activity and being given the right to participate in same;

I HEREBY, for myself, my heirs, executors, administrators, assigns, or personal representatives (hereinafter collectively, "Releasor," "I" or "me", which terms shall also include Releasor's parents or guardian if Releasor is under 18 years of age), knowingly and voluntarily enter into this WAIVER AND RELEASE OF LIABILITY and hereby waive any and all rights, claims or causes of action of any kind arising out of my participation in the Activity; and

I HEREBY release and forever discharge 904 PICNIC CO., located in Jacksonville, Florida, their affiliates, managers, members, agents, attorneys, staff, volunteers, heirs, representatives, predecessors, successors, and assigns (collectively "Releasees"), from any physical or psychological injury that I may suffer as a direct result of my participation in the aforementioned Activity.

I AM VOLUNTARILY PARTICIPATING IN THE AFOREMENTIONED ACTIVITY AND I AM PARTICIPATING IN THE ACTIVITY ENTIRELY AT MY OWN RISK. I AM AWARE OF THE RISKS ASSOCIATED WITH PARTICIPATING IN THIS ACTIVITY, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO: PHYSICAL OR PSYCHOLOGICAL INJURY, PAIN, SUFFERING, ILLNESS, DISFIGUREMENT, TEMPORARY OR PERMANENT DISABILITY (INCLUDING PARALYSIS), ECONOMIC OR EMOTIONAL LOSS, AND DEATH. I UNDERSTAND THAT THESE INJURIES OR OUTCOMES MAY ARISE FROM MY OWN OR OTHERS' NEGLIGENCE, CONDITIONS RELATED TO TRAVEL TO AND FROM THE ACTIVITY, OR FROM CONDITIONS AT THE ACTIVITY LOCATION(S). NONETHELESS, I ASSUME ALL RELATED RISKS, BOTH KNOWN AND UNKNOWN TO ME, OF MY PARTICIPATION IN THIS ACTIVITY.

I FURTHER AGREE to indemnify, defend and hold harmless the Releasees against any and all claims, suits, or actions of any kind whatsoever for liability, damages, compensation, or otherwise brought by me or anyone on my behalf, including attorney's fees and any related costs.

I FURTHER ACKNOWLEDGE that Releasees are not responsible for errors, omissions, acts, or failures to act of any party or entity conducting a specific event or activity on behalf of Releasees. In the event that I should require medical care or treatment, I authorize 904 Picnic Co. to provide all emergency medical care deemed necessary, including but not limited to, first aid, CPR, the use of AEDs, emergency medical transport, and sharing of medical information with medical personnel. I further agree to assume all costs involved and agree to be financially responsible for any costs incurred as a result of such treatment. I am aware and understand that I should carry my own health insurance.

I FURTHER ACKNOWLEDGE that this Activity may involve a test of a person's physical and mental limits and may carry with it the potential for death, serious injury, and property loss. I agree not to participate in the activity unless I am medically able and properly trained, and I agree to abide by the decision of the 904 Picnic Co. official or agent, regarding my approval to participate in the Activity.

I HEREBY ACKNOWLEDGE THAT I HAVE CAREFULLY READ THIS "WAIVER AND RELEASE" AND FULLY UNDERSTAND THAT IT IS A RELEASE OF LIABILITY. I EXPRESSLY AGREE TO RELEASE AND DISCHARGE 904 Picnic Co. AND ALL OF ITS AFFILIATES, MANAGERS, MEMBERS, AGENTS, ATTORNEYS, STAFF, VOLUNTEERS, HEIRS, REPRESENTATIVES, PREDECESSORS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION AND I AGREE TO VOLUNTARILY GIVE UP OR WAIVE ANY RIGHT THAT I OTHERWISE HAVE TO BRING A LEGAL ACTION AGAINST 904 Picnic Co. FOR PERSONAL INJURY OR PROPERTY DAMAGE.

To the extent that statute or case law does not prohibit releases for ordinary negligence, this release is also for such negligence on the part of 904 Picnic Co., its agents, and employees.

I agree that this Release shall be governed for all purposes by Florida law, without regard to any conflict of law principles. This Release supersedes any and all previous oral or written promises or other agreements.

In the event that any damage to equipment or facilities occurs as a result of my or my family's or my agent's willful actions, neglect or recklessness, I acknowledge and agree to be held liable for any and all costs associated with any such actions of neglect or recklessness.

THIS WAIVER AND RELEASE OF LIABILITY SHALL REMAIN IN EFFECT FOR THE DURATION OF MY PARTICIPATION IN THE ACTIVITY, DURING THIS INITIAL AND ALL SUBSEQUENT EVENTS OF PARTICIPATION.

THIS AGREEMENT was entered into at arm's-length, without duress or coercion, and is to be interpreted as an agreement between two parties of equal bargaining strength. Both Participant,

and 904 Picnic Co. agree that this agreement is clear and unambiguous as to its terms, and that no other evidence shall be used or admitted to alter or explain the terms of this agreement, but that it will be interpreted based on the language in accordance with the purposes for which it is entered into.

In the event that any provision contained within this Release of Liability shall be deemed to be severable or invalid, or if any term, condition, phrase, or portion of this agreement shall be determined to be unlawful or otherwise unenforceable, the remainder of this agreement shall remain in full force and effect. If a court should find that any provision of this agreement to be invalid or unenforceable, but that by limiting said provision it would become valid and enforceable, then said provision shall be deemed to be written, construed, and enforced as so limited.

By paying your deposit you are accepting the terms of this agreement.

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

INVOICE

DATE	INVOICE #
4/7/2022	42116

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SERVICE CALL: - PIN HOLE IN HOUSING FOR THE FOUNTAIN PUMP	85.00	85.00
1	LABOR PER HOUR 001.330.57200, 40100 1403	160.00	160.00

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

Total \$245.00

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

Payments/Credits \$0.00

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

Balance Due \$245.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

April 7, 2022

Date

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

1350
1.310.513.480

Payment Due Upon Receipt

Serial #	22-02235D	PO/File #		\$106.63
Request for Proposals for Annual Audit Services				Amount Due

				Amount Paid
Bartram Springs Community Development District				\$106.63
				Payment Due

Case Number

Publication Dates 4/7

County Duval

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

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

*If payment is being mailed,
please reference the Serial #
from this invoice on your
check or remittance advice.*

Your notice can be found at www.jaxdailyrecord.com

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

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

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

**BARTRAM SPRINGS
COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
FOR ANNUAL AUDIT
SERVICES**

The Bartram Springs Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Duval County, Florida, and has a general fund, debt service fund and capital reserve fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at ssweeting@gmsnf.com, and by telephone at (904) 940-5850.

Proposers must provide an electronic copy of their proposal to the District Recording Secretary Sarah Sweeting at ssweeting@gmsnf.com. Proposals must be received by 5:00 p.m. on Thursday, April 28, 2022. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Bartram Springs Community
Development District
James Oliver, District Manager
Apr. 7 00 (22-02235D)

Lamp Sales Unlimited, Inc.

Invoice

www.lampsalesunlimited.com

REMIT TO:

P.O. Box 10606
Jacksonville, FL 32247
Toll Free (800) 352-8954

Jacksonville

4580 St. Augustine Road
Jacksonville, FL 32207
Phone (904) 737-9292
Fax (904) 737-4333

Orlando

1271 La Quinta Drive Unit # 13
Orlando, FL 32809
Phone (407) 859-1515
Fax (407) 859-2423

Invoice Number: 225028

Sales Order Number: 226979

Customer ID: **BAR200**

Bill To: **Bartram CDD**

14530 Cherry Lake Drive East
Jacksonville, FL 32258

Ship To: **Bartram CDD**

14530 Cherry Lake Drive East
Jacksonville, FL 32258

Invoiced Date	Order Date	Phone Number	Ship Via	Terms
04/01/22	03/28/22	(904) 318-0797	Our Truck	Net 30
Purchase Order Number	Description / Job Number	Hope	Clayton Rix	Order Number
WINSLOW				226979
Quantity	Item Number	Item Description	Unit Price	Amount
Req	Shipped	B.O.		
15	15	DL-MR16-LED-4W-MC	45.72	685.80
		NON INVENTORY 4W RGBW MR16 12V DABMAR PLUS FRT		

Subtotal: 685.80
Misc. Charge: 0.00
Sales Tax: 0.00
Freight Charge: 20.76
Invoice total: 706.56

1.330.572.4600
461B

Thank You

From: Bernadette Peregrino bperegrino@gmsnf.com
Subject: Fwd: Resident Refund
Date: April 13, 2022 at 11:59 AM
To: Margaret Bronson mbronson@gmsnf.com, Alison Mossing amossing@gmstnn.com
Cc: Sue A. O'lear solear@vestapropertyservices.com



Margaret,

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

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

Begin forwarded message:

From: "Sue A. O'lear" <solear@vestapropertyservices.com>
Subject: Resident Refund
Date: April 13, 2022 at 11:49:16 AM EDT
To: Bernadette Peregrino <bperegrino@gmsnf.com>
Cc: "Stephanie N. Taylor" <staylor@vestapropertyservices.com>

Good morning Bernadette!

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

Nermina Selman
5468 Luella Street
Jacksonville, FL 32207

477B

001. 300. 36900. 20000

Thanks!
Sue

Sue O'Lear
General Manager
Bartram Springs

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



CDD REVENUE DEPOSIT FORM

Location: Bartram

No.	Date	Check #	Resident	Cash Amount	Check Amount	Purpose
1	3/1/2022		Cox	\$10.00		Vendors Day Registration
2	3/1/2022		Lindman	\$10.00		House Guest Pass
3	2/22/2022		Vargas	\$25.00		Access Card
4	2/27/2022		Dinh	\$25.00		Access Card
5	2/22/2022		Nebel	\$25.00		Access Card
6	3/6/2022	3671	Sellman		\$300.00	Security Deposit - Refund Needed Send To: 5468 Luella Street Jax 32207
7	3/6/2022	3673	Sellman		\$300.00	Rental
8	3/2/2022	2546	Humphrey		\$10.00	Vendors Day Registration
9	3/11/2022	107	Patsamatta		\$1,500.00	Yearly Non Resident Fee
10	2/9/2022	1434	Lawton		\$18.00	After hours fee
11	2/9/2022	1432	Lawton		\$50.00	Rental
12	3/1/2022	113	Harvey		\$25.00	Gazebo Rental
13	2/27/2022	1217	Caldeo		\$37.50	Extra Hours Fee
14	1/29/2022	1212	Caldeo		\$125.00	Rental
15	1/12/2022	1050	Neulens		\$62.50	Rental
16	1/27/2022	216	Garcia		\$75.00	Rental
17	3/1/2022	3036	Jimenez		\$25.00	Access Card
18	12/17/2021	351	Slack		62.50	Rental
19	12/16/2021	1656	Davis		137.50	Rental
20	12/19/2021	1506	Husain		62.50	Rental
21	1/6/2022	109	McCall		\$100.00	Rental
22	12/19/2021	1413	Varde		\$75.00	Rental
23	1/30/2022	1071	Risenmay		\$37.50	Rental
24	2/12/2022	196	Hysesani		\$62.50	Rental
25	1/7/2022	2432	Gomez		\$75.00	Rental
26	1/13/2022	0	Noske		\$162.50	Rental
27						
28						
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38						
39						
40						
41						
42						
43						
44						
TOTAL TO BE DEPOSITED				\$ 95.00	\$3,303.00	
				\$	3,398.00	

Manager's Signature

Date of Report: _____

Delivered Via: initial

Mail
In Person
Other

Date Delivered: _____



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

Invoice

Date 4/1/2022

Invoice # 131295605736

Terms	Net 20
Due Date	4/21/2022
PO #	
AZ License #	

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
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Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	2,700.93
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	110.14
<p>201B 1.320,572.465 Apr Pool Chemicals</p>				

Subtotal 2,811.07
Shipping Cost (FEDEX GROUND) 0.00
Total 2,811.07
Amount Due \$2,811.07

Remittance Slip

Customer
13BAR126
Invoice #
131295605736

Amount Due \$2,811.07

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295605736



Invoice

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

Invoice # 397689
Date 4/4/2022
Terms Net 30
Due Date 5/4/2022
Memo Lifeguard Hours

Bill To

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

351B

Description	Quantity	Rate	Amount
Lifeguard Hours March	359.23	16.70	5,999.14

Thank you for your business.

1. 320.57200. 33100

Total \$5,999.14

Total Hours Summary by Allocation Report

Distribution Totals											
Employee	Home Department	Home Payroll Profile	Home Division	Home Region	Home Location	Home Job Title	Home Job Detail	Home Check Sort	Pay Class	Earning	Amount
ABERCROMBIE, AUBREY JANAE (A27C)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$576.73
ALEXANDER, TYLER ROSS (A2VR)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$419.43
BARRETT, BROOYKE YASMINE (A37T)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$651.42
BARRETT, BROOYKE YASMINE (A37T)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Onboarding Pay (OBP)	\$22.00
COUCH, SABRINA ROSE (A36S)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$522.50
COUCH, SABRINA ROSE (A36S)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Onboarding Pay (OBP)	\$22.00
FASCI, DAVIN GIANN (A2VS)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$438.13
GILMORE, DALTON JAMES (A2UV)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$11.00
GILMORE, DALTON JAMES (A2UV)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Onboarding Pay (OBP)	\$22.00
KARLOVICH, LIAM COLTON (A2U0)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$265.44
LEE, SYDNEY ELISE (A2XD)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$44.22
NEMECEK, CHLOE JOY (A2XK)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$169.51
SEGALE, ROBIN MARION (A37S)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$338.39
SEGALE, ROBIN MARION (A37S)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Onboarding Pay (OBP)	\$26.00
TATE, ELLUAH C (A2VL)	[AQJ] Aquatics	[OWE33] Amenity	[DistrictServices] District Services	[NE] Northeast	[BARTS] Bartram Springs	[LG] Lifeguard	[LG] Lifeguard	[BART] Bartram Springs	PT Hourly(PAH)	Regular (R)	\$500.94

Total Hours Summary by Allocation Report

Date Range
(03/01/2022 - 03/31/2022)
Freeze Time (04/04/2022 12:02:42)

Distribution Subtotals		Hours	Units	Amount
		359.23	0.00	4029.71
Earning Totals		Hours	Units	Amount
Earning				
Regular (R)		351.23	0.00	\$3937.71
Onboarding Pay (OBP)		8.00	0.00	\$92.00
Earning		Hours	Units	Amount
Regular (R)		351.23	0.00	\$3937.71
Onboarding Pay (OBP)		8.00	0.00	\$92.00
Total		359.23	0.00	\$4029.71

Hours for italicized entries are already included in totals once.

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24054	04/15/2022	\$135.00	04/15/2022	Due on receipt	

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

BALANCE DUE

\$135.00

27413

1.330.572.460

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

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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24058	04/15/2022	\$135.00	04/29/2022	Net 14	

DESCRIPTION	QTY	RATE
^{Apr} service agreements: Monthly Snake Service Monthly Snake Service	1	135.00

BALANCE DUE

\$135.00

1.330572.460

274B

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

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 17896A

Facility Name:	Bartram Springs CDD
Facility Address:	14530 Cherry Lake Drive East Jacksonville, Florida 32258
Billing Address:	The Offices of GMS, LCC Attn: Property Manager, 475 West Town Place, Suite 114 St. Augustine, Florida 32092
Contact & Phone:	
Reason for call:	OCTANE ELL S/N F1504AD07764-02 - CHECK THE "RADIO" CONTROLLER ON HANDLEBAR PER WW. (THIS UNIT IS OUT OF ORDER RIGHT NOW BECAUSE OF WAITING ON PARTS.) RA SUE OR WINSLOW 904-880-5156 QUARTERLY PM 5 TREADMILLS 4 ELLIPTICALS 2 SPIN/ ROWERS 4 BIKES 2 MULTI-STATION 9 SINGLE STATIONS \$446.20 SUE 904-880-5156 FRANK & ISAIAH

Date: 12-Apr-2022

Payment is due within 30 days of invoice date.

001.320.57200.43600
2080

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		446.20	1.00	446.20
Comments:			<i>Parts Total</i>	446.20
			<i>Tax</i>	0.00
			<i>Balance</i>	446.20

Technician: FRANK HARDY

Thank you for your business.



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

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

Invoice

MDG2022 00000006 00



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



Billing Group #:	38487
Invoice Date:	April 11, 2022
Invoice #:	635256ES
Due Date:	May 04, 2022
Current Charges:	\$8.26
Last Payment:	\$15.00
Payment Date:	April 06, 2022
Prior Balance Due:	\$0.00
Total Amount Due:	\$8.26



Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	03/09/22 - 04/07/22	3.10	\$1.98
Fuel	03/09/22 - 04/07/22	0.08	\$0.05
Commodity Charges Sub Total:		3.18	\$2.03
Transportation			\$0.28
Transportation Charges Sub Total:			\$0.28
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$8.26
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$8.26

373B
1.320.572.433

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

Please detach and remit this portion with your payment

Billing Group #:	38487	Bartram Springs CDD
Invoice Date:	April 11, 2022	Accounts Payable
Invoice #:	635256ES	475 West Town Place Suite 114
Due Date:	May 04, 2022	St Augustine, FL 32092-0000
Current Charges:	\$8.26	
Last Payment:	\$15.00	
Payment Date:	April 06, 2022	
Prior Balance Due:	\$0.00	
Total Amount Due:	\$8.26	
Amount Paid:		

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

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

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

Account Detail

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

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	03/09/22 - 04/07/22	3.10	\$0.6390	\$1.98
Fuel	03/09/22 - 04/07/22	0.08	\$0.6390	\$0.05
Totals:		3.18		\$2.03

Transportation Charges				
Description		Units	Price	Cost
Transportation		3.10	\$0.0915	\$0.28
Totals:				\$0.28

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

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

Total Account Charges:

\$8.26



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

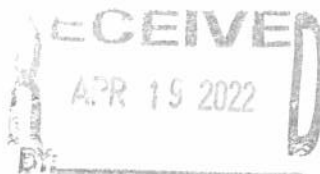
Phone: 877-436-4427 Fax: 844-393-9006
Email: customerservice@onlyfng.com

Invoice

MDG2022 00000007 00



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



Billing Group #:	38488
Invoice Date:	April 11, 2022
Invoice #:	635257ES
Due Date:	May 04, 2022
Current Charges:	\$16.10
Last Payment:	\$18.02
Payment Date:	April 06, 2022
Prior Balance Due:	\$0.00
Total Amount Due:	\$16.10



Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	03/09/22 - 04/07/22 - <i>FERC</i>	13.60	\$8.69
Fuel	03/09/22 - 04/07/22	0.35	\$0.22
Commodity Charges Sub Total:		13.95	\$8.91
Transportation			\$1.24
Transportation Charges Sub Total:			\$1.24
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$16.10
Sales Taxes			\$0.00
Taxes Sub Total:			\$0.00
Total Current Charges:			\$16.10

1,320.572.433
3730

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Please detach and remit this portion with your payment

Billing Group #:	38488
Invoice Date:	April 11, 2022
Invoice #:	635257ES
Due Date:	May 04, 2022
Current Charges:	\$16.10
Last Payment:	\$18.02
Payment Date:	April 06, 2022
Prior Balance Due:	\$0.00
Total Amount Due:	\$16.10
Amount Paid:	

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

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

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

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



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

Page 2 of 2

Invoice #: 635257ES

Account Detail

Service Address:	14530 Cherry Lake Dr E	City, State:	Jacksonville, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221003032432

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	03/09/22 - 04/07/22	13.60	\$0.6390	\$8.69
Fuel	03/09/22 - 04/07/22	0.35	\$0.6390	\$0.22
Totals:		13.95		\$8.91

Transportation Charges

Description	Units	Price	Cost
Transportation	13.60	\$0.0915	\$1.24
Totals:			\$1.24

Miscellaneous Charges

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

Taxes

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

Total Account Charges: \$16.10



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

Invoice

BILL TO

Winslow Wheeler

Barham Springs CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15479	04/20/2022	\$500.00	04/20/2022	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Work address: 6287 Courtney Crest Ln Jacksonville, FL 32258 Remove wax Myrtle trees from behind fence, spray with round up, haul away all debris	1	500.00	500.00
BALANCE DUE			\$500.00

189B

1.330.572.46250

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



ACCOUNT INVOICE

peoplesgas.com



Statement Date: 04/08/2022

Account: 221003032432

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

RECEIVED APR 22 2022

Current month's charges:	\$40.16
Total amount due:	\$40.16
Payment Due By:	04/29/2022

Your Account Summary

Previous Amount Due	\$42.60
Payment(s) Received Since Last Statement	-\$42.60
Current Month's Charges	\$40.16
Total Amount Due	\$40.16

00002450-0006535-Page 7 of 12

23B
1.320.572.933
Apr Fire pit gas

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

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



peoplesgas.com/paperless

Yard project?

Avoid damage and fines

Learn more at peoplesgas.com/811



WAIT two
business days



Start
DIGGING!

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:	\$40.16
Total amount due:	\$40.16
Payment Due By:	04/29/2022

Amount Enclosed \$ _____

645210880194



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

6452108801942210030324320000000040168

Account: 221003032432
Statement Date: 04/08/2022
Current month's charges due 04/29/2022

Details of Current Month's Charges – Service from - 03/10/2022 to 04/07/2022

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	04/07/2022	1,014		1,001		13 CCF		1,045		1.0000	13.6 Therms	29 Days

Customer Charge		\$30.60
Distribution Charge	13.6 THMS @ \$0.48778	\$6.63
Swing Service Charge	13.6 THMS @ \$0.03880	\$0.53
Florida Gross Receipts Tax		\$0.38
Natural Gas Service Cost		\$38.14
Franchise Fee		\$2.02

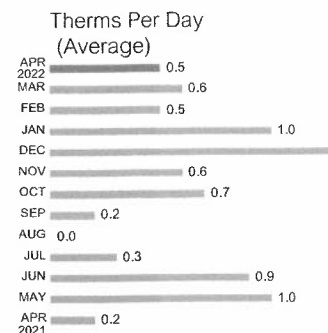
Total Natural Gas Cost, Local Fees and Taxes

\$40.16

Total Current Month's Charges

\$40.16

Peoples Gas Usage History





ACCOUNT INVOICE

peoplesgas.com



Statement Date: 04/08/2022

Account: 211003320143

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

RECEIVED APR 22 2022

Current month's charges:	\$34.03
Total amount due:	\$34.03
Payment Due By:	04/29/2022

Your Account Summary

Previous Amount Due	\$33.44
Payment(s) Received Since Last Statement	-\$33.44
Current Month's Charges	\$34.03
Total Amount Due	\$34.03

23B
1,320.572.433
Apr Gas

One Less Worry :)

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Contact free;
worry free!

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peoplesgas.com/paperless

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

Yard project?

Avoid damage and fines

Learn more at peoplesgas.com/811



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:	\$34.03
Total amount due:	\$34.03
Payment Due By:	04/29/2022

Amount Enclosed

\$

615581315386

00002450 02 AB 0.46 32137 FTECO104082222583810 00000 04 01000000 009 04 21045 005



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

6155813153862110033201430000000034032

Account: 211003320143
Statement Date: 04/08/2022
Current month's charges due 04/29/2022

Details of Current Month's Charges – Service from - 03/10/2022 to 04/07/2022

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
AHI40399	04/07/2022	663		660		3 CCF		1.045		1.0000	3.1 Therms	29 Days

Customer Charge											\$30.60	
Distribution Charge						3.1 THMS @ \$0.48778					\$1.51	
Swing Service Charge						3.1 THMS @ \$0.03880					\$0.12	
Florida Gross Receipts Tax											\$0.09	
Natural Gas Service Cost											\$32.32	
Franchise Fee											\$1.71	

Total Natural Gas Cost, Local Fees and Taxes

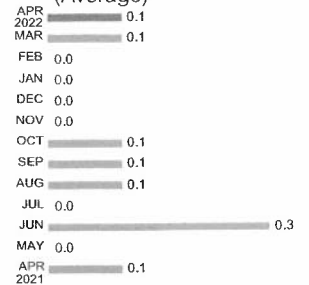
\$34.03

Total Current Month's Charges

\$34.03

Peoples Gas Usage History

Therms Per Day
(Average)





Weather Engineers, Inc.

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

Invoice

Number	Date
C30431	04/22/22

BILL TO: #104532

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

SERVICE PERFORMED AT:

BARTRAM SPRINGS AMENITY CENTER
14530 CHERRY LAKE DR
JACKSONVILLE FL 32258

Site Number: 104532-001

Return this portion with payment

Amount Paid: _____

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
04/22/22	104532			30	SA001

DESCRIPTION

Service Date: 4/21/22

Performed a Filter Change & Inspection on your HVAC equipment as per agreement.

TOTAL : \$ 450.00

429B

1.330.572.460

We are an equal opportunity employer and do not discriminate against applicants due to race, ethnicity, gender, veterans status, or on the basis of disability or any other federal, state or local protected class. THIS CONTRACTOR AND SUBCONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF 41 CFR 60-300.5 (A). THIS REGULATION PROHIBITS DISCRIMINATION AGAINST QUALIFIED PROTECTED VETERANS, AND REQUIRES AFFIRMATIVE ACTION BY COVERED PRIME CONTRACTORS AND SUBCONTRACTORS TO EMPLOY AND ADVANCE IN EMPLOYMENT QUALIFIED PROTECTED VETERANS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/22	00001	4/01/22 04012022	202204 600-20700-10000	VERDEGO INSTL DOG PARK IR	*	2,475.54	
		4/01/22 04012022	202204 600-20700-10000	VERDEGO PLGRND NEW IRRIGA	*	2,080.00	
BARTRAM SPRINGS CDD							4,555.54 000272
4/14/22	00351	3/15/22 396961	202203 600-53800-60000	ASMBL&INSTL(8)DOGPK STATN	*	1,380.00	
VESTA PROPERTY SERVICES, INC.							1,380.00 000273
4/21/22	00351	3/28/22 397272	202203 600-53800-60000	DOG PRK STN CONCRETE PADS	*	390.00	
VESTA PROPERTY SERVICES, INC.							390.00 000274
TOTAL FOR BANK B						6,325.54	
TOTAL FOR REGISTER						6,325.54	

Bartram Springs CDD

CAPITAL RESERVE

Check Request

Date	Amount	Authorized By
April 1, 2022	\$4,555.54	Bernadette Peregrino

Payable to:

Vendor #1 - BARTRAM SPRINGS CDD - HANCOCK
--

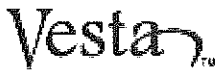
Date Check Needed:

Budget Category:

4/1/22	033.600.20700.10000
--------	----------------------------

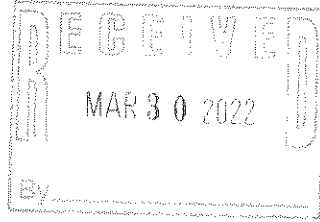
Intended Use of Funds Requested:

Verdego Installation dog park zone irrigation \$2475.54
Verdego Playgournd New Irrigation System \$2080.00
<i>(Attach supporting documentation for request.)</i>



Invoice

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



Invoice # 396961
Date 3/15/2022
Terms Net 30
Due Date 4/14/2022
Memo Maintenance Services

Bill To

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

3513

Description	Quantity	Rate	Amount
Assemble and Install (8) Dog Park Stations	1	1,380.00	1,380.00

CR
Capital Outlay

Total \$1,380.00

33-400-538-600



DATE: March 8, 2022

✻ BSCDD03082022

City of Bartram Springs CDD

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



Invoice

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

Invoice # 397272
Date 3/28/2022
Terms Net 30
Due Date 4/27/2022
Memo Maintenance Services

Bill To

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

3513

Description	Quantity	Rate	Amount
Construction of (2) concrete pads for benches at Dog Park	1	390.00	390.00

CR

33-600-538-60000

Total \$390.00



AMENITY
MAINTENANCE
GROUP

Invoice

DATE: March 16, 2022

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

BSCDD03162022

BILL TO: Bartram Springs CDD

DESCRIPTION	AMOUNT
Construction of (2) concrete pads for benches at Dog Park	\$390.00
All Labor; Supplies provided by Customer	390.00
Licensed and insured as a department of Vesta Property Services	
SUBTOTAL	\$ 390.00
SALES TAX	\$ -
TOTAL	\$ 390.00

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