

BARTRAM SPRINGS
Community Development District

November 10, 2025

AGENDA

Bartram Springs Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BartramSpringsCDD.com

November 3, 2025

Dear Board Members:

The Board of Supervisors Meeting of Bartram Springs Community Development District is scheduled for **Monday, November 10, 2025, at 6:00 p.m. at the Bartram Springs Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Approval of Minutes of the October 13, 2025 Meeting
- IV. Consideration of Proposals
 - A. Amenity Center Palm Tree Up-Lighting *(to be discussed)*
 - B. Sauna Repairs
 - C. Mulch
- V. Consideration of Amenity Policy Update
- VI. Staff Updates
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. Amenity Management & Field Operations
 - 1. Report
 - 2. Program Revenue Share

VIII. Supervisor's Request and Audience Comments

IX. Financial Statements

A. Balance Sheet as of September 30, 2025, and Statement of Revenue & Expenditures for the Period Ending September 30, 2025

B. Assessment Receipt Schedule

C. Approval of Check Register

X. Next Scheduled Meeting – December 8, 2025, at 6:00 p.m. @ Bartram Springs Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Monday, October 13, 2025 at 8:30 a.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Lacy Reynolds	Chairperson
Stephanie McKinney	Vice Chairperson
Joel Brighton	Supervisor
Taner Nierengarten <i>by phone</i>	Supervisor
Joseph Largen	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Pong Lanh <i>by phone</i>	Matthews DCCM District Engineering
Terry Glynn	General Manager
Danelle DeMarco	Amenity Manager
Lori Dunham	Assistant Manager
Matt Biagetti	GMS
Andy Antonopoulos	Operations Manager
Brian Wackes	VerdeGo Landscapes
Brent Behrens	VerdeGo Landscapes
Bland Representatives	
Brightview Representatives	
Greenery Representatives	

The following is a summary of the actions taken at the October 13, 2025 Bartram Springs Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 8:30 a.m. and called the roll. Four Supervisors were present in person constituting a quorum. Mr. Nierengarten joined by phone.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver opened the audience comment period.

Resident commented he hopes this is an anomaly doing the meeting at 8:30 a.m. as not everyone can come due to work. Resident asked about the pickleball nets.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 8, 2025 Meeting

Mr. Oliver presented the minutes from the September 8, 2025 Board of Supervisors meeting and asked for any comments, questions, or corrections.

On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, the Minutes of the September 8, 2025 Meeting, were approved as amended.

Mr. Oliver asked for a quick update on the pickleball nets. Mr. Glynn stated since Andy has come on board they have been working with Erica on what the best kits would be for the nets, upgrading the nets, posts or frames. Timeline is in the next month.

Ms. Reynolds asked the resident if that was a sufficient answer. The resident noted he has submitted multiple times about getting it realigned and understands it a cost issue. The condition of the nets is to the point where they can't be used. Hopefully the minimum cost is what GMS has already talked about, \$2,000 per net is sufficient. He provided photos of the nets in the shape they are in now.

FOURTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals

Mr. Oliver stated today the Board will rank the proposals using the evaluation criteria that the Board adopted as part of the RFP package. Ms. Reynolds opened up Board discussion. Board members announced their scores based on selection criteria and approved the landscape maintenance proposal from BrightView. Vice-Chair McKinney will work with staff to ensure a smooth transition from VerdeGo to Brightview.

On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, Landscape Maintenance Proposals – Letter of Intent to Award to BrightView, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals****A. Amenity Center Painting**

Mr. Antonopoulos stated the whole flex room including ceilings, baseboards, trim around the doors and the hallway are all included. He is working on installing more sound proofing on the walls to reduce vibration sound. They will stay with the same color as the meeting room. Mr. Glynn noted Titos painting proposal was for \$8,833, IBIS was \$3,760, and Blessing was \$4,300.

On MOTION by Ms. Reynolds, seconded by Mr. Brighton, with all in favor, the IBIS Painting Proposal for Flex Room to Match the Color of Meeting Space for \$3,760, was approved.

A. Amenity Center Irrigation (East Entry/Exit)

Mr. Glynn reviewed the proposals for amenity center irrigation repair. Brightview with a NTE of \$1,700. He noted it is a rerouting of the main line.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, Brightview's Amenity Center Irrigation Main Line Repair, \$1,700, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Amenity Policy Update**

Supervisor Reynolds asked Supervisor Nierengarten to send the Supervisors the updated policies to analyze one last time to make sure everything the Board has discussed is included.

SEVENTH ORDER OF BUSINESS**Staff Updates**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber had nothing to report but offered to take any questions.

B. Engineer

Mr. Lanh didn't have anything to report.

C. District Manager – Review of Fiscal Year 2025 Goals & Objectives

Mr. Oliver stated during the legislative session of 2024, the Florida State legislature passed a bill which required all special Districts in Florida, including CDDs to prepare goals and objectives for the District and then a year later, by December 1st of the following year to compare their performance against those goals. The District was fully compliant with their goals and objectives and those will be posted on the website.

D. Amenity Management & Field Operations**1. Report**

Mr. Glynn provided the Field Operations Report on page 38 of the agenda package. He formally introduced Andy Antonopoulos. Councilman Arias and Evan will be at the November meeting. Will look for update and coordinate oversee.

Ms. DeMarco reviewed the Amenity Managers Report on page 38 of the agenda package. She discussed light pole holiday banners that represents the whole season and class of 2026 banners. Four double sided banners are \$465. Go with the third printout. Ms. Reynolds asked for a quote for senior picture banner Class of 2026, parent potentially pays half. Installation of posts with Edison bulbs at the event field was discussed. Community garage sale is moving forward rain or shine. Other matters discussed include the long-term plan for a path to the school, saunas shut down due to fire risk and safety – will have 2 proposals for the next meeting, the gutter and curb pressure washing after road painting is finished.

2. Program Revenue Share

Ms. DeMarco stated the fall soccer revenue was given to the Board and rosters were submitted. YTD \$26,780.

NINTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Largen thanked everyone for going through the landscape proposals.

Ms. McKinney thanked staff for the amazing events, excited for fall activities.

Mr. Nierengarten excited for the fall activities. Thanked staff for switch out the fountain to orange, looks good. Working on policies for the next meeting. Asked someone to help with landscape transition. Supervisor McKinney will help with landscape transition.

Mr. Brighton asked for an update from St. Johns County on the light poles. Mr. Glynn noted St. Johns says it will be in the spring. RMS and 2 others to provide a quote for pressure washing the street lights. In conversations with Lee Durbin about the school zones. They are meeting tomorrow with JSO. There is a monthly meeting with JSO and DCPS discussed school traffic issues. This agenda item will be added to it. That meeting is October 14th. They mentioned trimming all the trees that are by the flashing lights, the 50 mile an hour signs and the newly installed crosswalk signs. He suggested if possible, putting up lighting on palm trees and roundabout palms? There is a proposal for regular 120v lighting and will have 2 more proposals by the next meeting. The dog park is closed – the mulch vendor will be coming back with mulch.

Ms. Reynolds stated they would be mulching and putting pine needles on the berms sooner than later. Mr. Glynn noted the first priority is to get the beds cleaned up and prepped then mulched. It should be done within 60 days. Would like weekly updates from an operations and maintenance standpoint. Appreciated the effort from the Board and staff on the landscape RFP. GMS to watch BrightView & contract. Would like to see a Bunco night and another fitness class.

TENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet as of August 31, 2025 and Statement of Revenue & Expenditures for the Period Ending August 31, 2025

Mr. Oliver presented the unaudited financials through the end of August. There is a positive variance of about \$21K in the general fund. The capital reserve balance is \$427,805.

B. Assessment Receipt Schedule

Mr. Oliver stated the District is fully funded for FY25. Property tax bills will go out November 1st, and we will start the collection process over. Typically, you are about 50% collected by mid-December, so you will be fine with revenues

C. Approval of Check Register

Mr. Oliver presented the check register totaling \$179,811.47. Ms. Reynolds had several questions regarding the check register.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS Closed Session: Security Cameras

Mr. Oliver stated there are no members of the public present and asked for a motion to open the closed session.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, to Open the Closed Security Session, was approved.

The Board entered the closed security session.

Mr. Oliver asked for a motion to close the closed security session and re-enter the regular Board meeting. The Board tabled security consideration to bring back changes to the next meeting with additional coverages, technology and presentations by the firms.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, to Close the Closed Security Session, was approved.

**TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – November 10, 2025
at 6:00 p.m. @ Bartram Springs Amenity
Center**

Mr. Oliver stated the next scheduled meeting is November 10, 2025 at 6:00 p.m. @ Bartram Springs Amenity Center.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the meeting adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

B.

Sauna Quotes

Summary Page

**Contractor's Choice
Steam Bath & Sauna, Inc
Estimate**

**Saunas & Woodwork by
Design**

**Innovative Saunas &
Cellars, Inc.**

Total Cost 31,616

Total Cost 42,378.52

Total Cost 40,248

Includes:

Includes:

Includes:

Materials: 26,816
Labor: 4,800

Materials and Labor

Materials and Labor

Contractor's Choice Steambath & Sauna Inc

4946 Herton Dr
Jacksonville, FL 32258

Estimate

Date	Estimate #
10/31/2025	6538

Name / Address
Bartram Springs Attn: Andy Antonopoulos 14530 Cherry Lake Dr. East Jacksonville, FL 32258

\$31,616⁰⁰

Project/P.O. Number

Item	Description			Qty	Rate	Total
Sauna Room	Quantity	Item	Description	2	12,274.00	24,548.00T
	1	Room	CC,60x84x84H			
	1	9053-402	HTR,8.0 HARVIA,1PH			
	1	2990-105	ROCKS,LARGE,40lbs, WALL			
	HEATER					
	1	9202-101	CB-1.CONTACTOR,1PH,60 MIN			
	CLUB CONTROL					
	1	9201-237	CNTRL,60 MIN CLUB			
	1	7022-552	DOOR,DOUGLAS FIR WITH			
	WINDOW,HL					
	1	JAMB, ROOM TRIM AND BENCHES				
	1	9251-032				
	THERMOMETER,5500,C/F,CHROME					
	1	9260-07	BUCKET			
	1	9261-07	LADLE,,SAUNA			
This does not include tile flooring, but does include removable TAN flexible flooring in walk area only. Backrests and Heater Guard Rail are included. This price is for materials only and installation may be available in your area, but is a separate invoice.						
Price Quotes are in effect until November 30 2025 att which time prices may increase unless paid for in full.						
Shipping Ground without lift gate (with lift gate add \$ 150.00)						
Freight misc cost	By SEMI				1,068.00	1,068.00
	Addition fee to have person on site to receive if not received by Bartram Engineering				1,200.00	1,200.00
					7.50%	1,841.10

Custom Cut Pre-Pay Only

Total

~~\$28,657.10~~

(904) 838-1475	Fax #	E-mail
Phone #		steamaster@comcast.net

26,816 materials
4,800 Labor
\$31,616

\$30,416

**Contractor's Choice Steambath &
Sauna Inc**

**4946 Hertton Dr
Jacksonville, FL 32258**

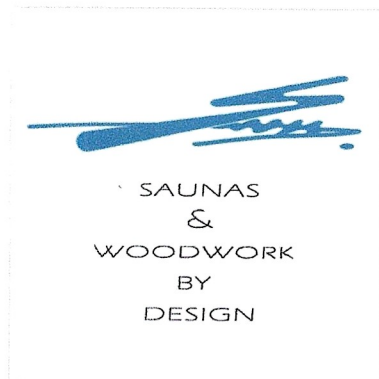
Estimate

Date	Estimate #
10/31/2025	6539

Name / Address
Bartram Springs Attn: Andy Antonopoulos 14530 Cherry Lake Dr. East Jacksonville, FL 32258

Project/P.O. Number

Item	Description	Qty	Rate	Total
Installation	Installation of sauna by HPATT Services LLC. Max and Harley are your contacts for installation. Harley can be reached at 954-709-8448. He is familiar with the job. His estimate includes travel etc, so no extras to be added unless you have a fee that we do not know about. Does not include any repair to existing structural problems if found. This price is for putting a reflective barrier over the existing wood and installing new wood and trim as well as benches and door.	2	2,400.00	4,800.00
			7.50%	0.00
			Total	\$4,800.00
(904) 838-1475	Fax #	E-mail		
Phone #		steamaster@comcast.net		



Saunas by Design, dba Liv Modern Construction, Inc.
561-461-7970
6601 Lyons Rd
A-5
Coconut Creek, FL 33073

Prepared For
Andy Antonopoulos
14530 East Cherry Lake Drive
Jacksonville, FL

Estimate Date
10/22/2025

Estimate Number
000001395

Description	Rate	Qty	Line Total
Custom Traditional Finnish Sauna (6'11" x 5'11" x 7') - Shop drawings include floor plans, sections and elevations - Reflective foil insulation (heat retaining insulation) - Cedar with Knots throughout. - Vertical wall and ceiling installation T&G 7/16 x 6 boards - Benches as per architectural design or client's preference - Custom backrest for upper bench only - Duckboard wooden floor system or Commercial grade Dri-Dek flooring over finished tile floor (floor by others) - Heater Kip 80 by Harvia - Xenio digital wall control with Wifi (by Harvia) - Custom Cedar Door with full size tempered glass panel - 4" LED recessed ceiling light (one)	\$21,189.26	2	\$42,378.52
Optional Upgrades - Upgrade to Cedar Vertical Grain Clase A (\$24,600 each sauna)	\$0.00	0	\$0.00
Optional Upgrades - Wooden bucket, ladle and thermometer (\$120 set) - Paraffin wax wood shield (\$30) - Sauna cleaning solution (\$17.50) - Headrest/ angled backrest (\$85) - Himalayan corner salt lamps (\$850 e/a) - Custom heater guard (\$250) - LED Strip lights for under benches and backrests (\$275 per point) - Saunum Heat Equalizing System Interior wall (\$2,275) - Bluetooth speaker \$150 (2 units) - Upgrade to wood slats 1x2 for all walls and ceiling (Western Red Cedar) \$2500	\$0.00	0	\$0.00
Not Included - Electrical work (rough or final) - Room prep, framing or insulation (by owner / contractor)	\$0.00	0	\$0.00

- Demolition

Subtotal	42,378.52
Tax	0.00

Estimate Total (USD)	\$42,378.52
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Terms

- o Quote is valid for 30 days (price of wood is very volatile and may change unexpectedly)
- o Sauna ceiling must be no higher than 8'. 7' for maximum performance
- o 50% required deposit for all jobs
- o Balance due no later than 5 business day after job is finished
- o Equipment (heaters and controllers) sold with factory warranty
- o We do accept credit cards but a 3% transaction fee will be added to the amount to be paid

Innovative Saunas & Cellars, Inc.
2055-2 NW 32nd street
Pompano Beach, FL 33064 US



ADDRESS

Andy Antonopoulos
Bartram Springs
14530 East Cherry Lake Drive
Jacksonville, FL 32258

SHIP TO

Andy Antonopoulos
Bartram Springs
14530 East Cherry Lake Drive
Jacksonville, FL 32258

Estimate 1930

DATE 10/29/2025

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Custom Build	Custom Built Sauna: 1" x 6" Western Red Cedar T&G Walls, and Ceiling. 1" x 4" Western Red Cedar Benches. Double bench Bench Layout: Room Size: 6'11" x 5'11" x 6'11"	1	11,200.00	11,200.00
Harvia KIP80B 8kW Heater	The Harvia KIP80B electric sauna heater is engineered for sauna rooms up to 425 cubic feet (CF). Control built onto heater. Vulcanite Stones Included.	1	1,238.00	1,238.00
Harvia Xenio CX170	The Harvia Xenio CX170 is a control unit with a touch control panel featuring Wi-Fi connectivity. The stylishly small, yet clear touch control panel is easy to install where you want it: in the sauna, shower room, dressing room, or even the living room. The Xenio CX170 includes a contactor box. Designed for KIP and Club Series Sauna Heaters.	1	1,006.00	1,006.00
Doors & Trim - Saunas	Doors & Trim 36x80 ADA	1	1,840.00	1,840.00
Installation of Sauna	Installation of Sauna.	1	4,300.00	4,300.00
Demo	Demo, Of benches. Leaving existing cedar, door removal,	1	540.00	540.00
Electrical & Lighting (Not Included)	Electrical & Lighting - Not included in this estimate and are to be done by others.	1	0.00	0.00
Thermory	Thermory wood products Deduct \$1,820	1	0.00	0.00
Deposit	70% Deposit upon acceptance of this Proposal. Remaining balance is Due Upon Completion. Failure of payment within 10 Business days of receiving Final Invoice will result in Late Fee's Per Month. Applicable to all Contracts.	1	0.00	0.00

*** Customer agrees to incur charges for costs related to additional site visits

beyond the initial included visit.

Late Fee Disclosure - Customer agrees to Payment of Late Fee's if any
invoiced amount is not received by Due Date Terms mentioned above, then
those charges may accrue a late fee of 10% of the outstanding balance every
30 Days, or the Maximum Rate Permitted by Law.

TOTAL

\$20,124.00

Accepted By

Accepted Date



CARPET MAN FLOORING

FLOORING PROPOSAL

CARPET • HARDWOOD • LAMINATE • CERAMIC TILE • VINYL FLOORING

1988 Wells Rd.
Orange Park, FL 32073
904-272-8480 fax

www.carpetman.biz

1770 St. Johns Bluff Rd. S.
Jacksonville, FL 32246
904-503-1403

PROPOSAL SUBMITTED TO <i>Bartram Springs CDD</i>	PHONE <i>803-2763</i>	DATE <i>10-16-25</i>
STREET <i>14530 Cherry Lake dr E</i>		
CITY <i>Jax 32258</i>	STATE	ZIP
THE CARPET MAN, INC. hereby submits specifications and estimates for:		
<i>glue down LVP installed in 2 Social Rooms,</i>		
<i>electrical closet, Storage closet, Kitchen,</i>		
<i>Small closet. we will Remove Floating Laminate</i>		
<i>and Haul off.</i>		
<i>we will provide and install white primed Base</i>		
<i>Shoe where wooden Base is present</i>		
<i>we will provide and install 4" Cove Base</i>		
<i>in electrical closet & storage closet</i>		
<i>9875⁰⁰</i>		
Price Guaranteed: Yes _____ No _____ Until _____ Prices will possibly increase due to mill increases unless guaranteed by mill		

THE CARPET MAN, INC. hereby to furnish material and labor - complete in accordance with above specifications for the sum of

dollars (\$ _____).

Payment to be made as follows:

All Material is guaranteed as specified. All work to be completed in a workman-like manner according to practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Acceptance of proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

**Authorized
Signature:** _____

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Signature: _____

Signature: _____

<u>WORK LOCATION</u>	
Name:	Bartram Springs CDD
Address:	50 Ellis Street Suite 208 St. Augustine, FL 32257 RE: Terry Glenn, Andy Antonopoulos
Primary #:	
Secondary #:	
Crew:	
ETA:	

Quoted By: Rich Gray

Customer Signature: _____ Date: _____

RIVERSIDE ESTIMATE FORM

C.

Mulch Masters

230 Lee Road, Jacksonville, FL 32225

904-727-1100 / 904-727-5187

mulchmasters.com / mulchmastersjax@gmail.com

11/1/25

Bartram Springs Community

Address: 14530 Cherry Lake drive east, 32258

Phone number: Terry 954-298-5444

Robert 310-500-7492

Scope of Work as follows: Installation proposal

- 1). Deliver and install 90 yards of chocolate Mulch at the amenity center, pool parking lot and pond.
 - Total - \$4950
- 2). Deliver and install 130 yards of chocolate mulch on both sides of Bartram Springs Pkwy and center island which will include Ginnie Springs road parking area and wall that extends Ginnie Springs road to the electric sub station.
 - Total - \$7150.00
- 3). Deliver and install 95 yards of chocolate mulch in center islands on racetrack road as well as both sides of entryway ponds and community signs.
 - Total - \$5225.00
- 4). Deliver and install 25 yards of cypress Mulch in the pathway between the parking lot and sidewalk next to tennis courts and office.
 - Total - \$1375.00
- 5). Playground at the Amenity Center - 45 yards of EWF certified playground mulch
 - Total installed - \$2925.00

Mulch removal proposal

- 1). Remove all Mulch on both sides of the road the entire length of Bartram Springs road as well as the center islands prior to installing chocolate Mulch. This will include disposal of all old Mulch.
 - Total cost = \$8,800.00

Cost reflects product, delivery and installation. Please let me know if you have any questions or concerns and I will be happy to assist.

Thank you

Tito

904-704-0006

SEVENTH ORDER OF BUSINESS

D.

1.

AMENITY & OPERATIONS REPORT

**Bartram Springs
Community
Development
District**

Terry Glynn
General Manager

Andy Antonopoulos
Field Operations Manager

Danelle DeMarco
Amenity Manager

Lori Dunham
Assistant Amenity Manager



November 10, 2025

Communication

- Email blast updates sent out regularly to the community – Bartramspringsmanager@gmsnf.com
- A QR Code flyer posted throughout Community to report repairs and concerns to management.
- Onsite managers and contact information posted at the office.
- Weekend Updates sent out each Thursday
- Food trucks announced weekly
- Amenity Reservations: Court Reserve- app.courtreserve.com
- Facebook posts to keep events and information current
- Instagram to give daily pool temperatures, hours, and closures.
- Amenity Website accessible at thebartramclub.com
 - Amenities tab on CDD website



Special Events

Upcoming Events

- Movie on the Lawn- Friday, Nov 7th
- Live Music-Food Trucks Friday, Nov 14th
- Babysitting Course – November 15th
- Chick-Fil-a – November 12th & 26th
- Kids Night Out- November 15, 5-9pm
- Breakfast with Santa December 13th
- First Coast Vendor Village December 19th

Pool Hours October – March 2026

Pool

Monday: Closed

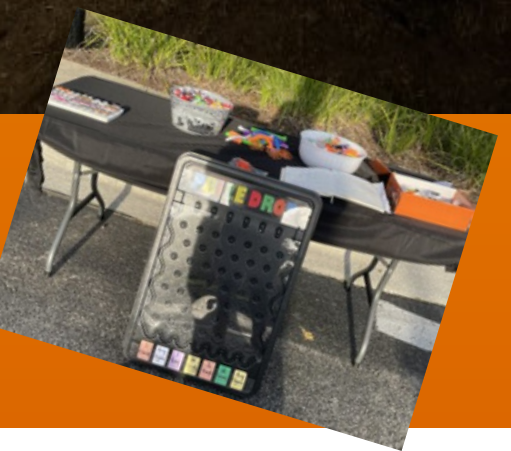
Tuesday-Sunday: Dawn- Dusk

Slide

The water slide is closed until March of 2026



FALL FESTIVAL RECAP







Aurora
Count the Candy Corn Winner





Thank you to our Sponsors!

Kristell and Matthew Watkinson, the owners of **SpinSnap**, reached out to us because they are huge fans of the Bartram Springs community. Their children attend Bartram Springs Elementary School and love to give back to the community.

On Halloween night, Kristell and Matthew generously donated their **360 spinning photo stage**, spending the evening capturing memories for our families to enjoy.

Their time, energy, and generosity added something truly special to the celebration, and we are so grateful for their contribution.

Thank you, Kristell and Matthew, for helping make Halloween night unforgettable!

Thank You to **Cochran, Soares, and Associates – Pediatric Dentistry!**

We were delighted to welcome Pamela Kennedy back to Bartram Springs as a wonderful representative of Cochran, Soares, and Associates – Pediatric Dentistry during our Fall Festival celebrations. Their generous donation of \$400 helped us bring live music to the event, and Pamela went above and beyond by bringing over 150 treat bags to share with families during trick-or-treating.

We are incredibly grateful for their continued partnership and generosity. Their commitment to family health and happiness shines through in everything they do, and we're proud to have them as part of our community.

We were thrilled to have Gemma Cage, our Bartram Springs Instructor of **Mom Strength**, join us for trick-or-treating festivities and Fall Festival.

Gemma came loaded with candy and goodies, spreading smiles and Halloween cheer to residents of all ages.

She truly enjoyed meeting families, connecting with the community, and joining in all the fun.

Thank you, Gemma, for bringing your energy, generosity, and festive spirit to Bartram Springs—we loved having you!





October Kid's Night Out Recap

We had 33 kids at our Spooktacular Fun!

Our monthly Kids Night Out events continue to go very well! We love seeing the kids excited, engaged, and ready for fun each month. We strive to provide new and exciting activities and themes that keep the kids engaged and wanting more.

In October, we celebrated Halloween with a spooky craft, festive games and activities, and a showing of Hocus Pocus. Everyone had a blast getting into the Halloween spirit!

Our next kids night out is Saturday, November 15th. It will be a Cozy Campfire theme. We will enjoy our outdoor fire pit with a lively read-aloud, followed by a chocolate fountain treat, a fall-themed craft, and the movie, the Fantastic Mr. Fox.

UPCOMING EVENTS

**BARTRAM SPRINGS
OUTDOOR
MOVIE NIGHT**
November 7TH

The movie will start when its dark enough outside to see the screen.
Sunset is 5:35pm.

Bring Your
Chairs and
Blankets!



Rated PG
1 hr - 21 min

Alexander
and the Terrible, Horrible,
No Good, Very Bad Day

Amenity Center lawn

**LIVE MUSIC
FROM
COASTER**

**FRIDAY
Nov 14th**



**LIVE MUSIC FROM
LOCAL BAND
COASTER!**

5-8PM

THE COASTER BAND
Jax, FL | Pop Folk Jazz | Originals & Covers |
Cocktail Lounge Water Front Nature Vibes |
Contact for Booking! [@coasterbandjax](#)

MUSIC
INSTAGRAM @coasterbandjax
SPOTIFY @coasterbandjax
YOUTUBE @coasterbandjax

**BARTRAM
SPRINGS**
Food Truck Friday!

Bartram Springs Amenity Center

**COZY CAMPFIRE
KIDS NIGHT OUT**
**SATURDAY, NOVEMBER
15TH 5PM-9PM**



**Campfire read-aloud, chocolate
fountain, pizza and movie, Fantastic
Mr. Fox.**

\$15 per resident child if paying by
11/14. \$20 if paying day of event.
Call (904)880-5156 or email
bartramclub@comcast.net to RSVP.

Baby Sitting Course

Babysitting Safety Certification Course
At Bartram Springs Amenity Center
For youth ages 11-16

Fri, Sept 19, 6-8p — use link:
<https://aftontickets.com/BabysittingSept19>



This is a Blended Learning class:
ONLINE COURSE + IN-PERSON CLASS
Taught by Safety First CPR & Safety Training.
Cost is \$52/participant



Class space is limited. Registrations are
accepted on a first come, first served basis. Register online.



Honoring Our Veterans — Community Signs of Gratitude

In recognition of Veterans Day and the incredible service of our military heroes, we will place signs throughout Bartram Springs with a heartfelt Thank you:

"Thank you Veterans from the Bartram Springs Community."

These signs are a small but meaningful way to show our appreciation to the servicemen and women who have sacrificed so much for our country.

We invite all residents to take a moment to reflect, honor, and thank the veterans in our lives and community.

Veterans Park Memorial Paver Project

Veterans Park Memorial Pavers — Resident Interest Update

We're excited to share that 12 residents have expressed interest in purchasing a personalized memorial paver to be stenciled and placed at the flagpole at Veterans Park.

Once we reach 15 requests, we will confirm the exact cost for stenciling and installation, communicate those details to interested residents, and begin submitting orders.

This will be an ongoing campaign, with future opportunities to participate whenever we receive 15 or more requests.



Bloom & Sip — Private Floral Bar Event coming this December to Bartram Springs!

Join us for a festive evening of creativity and connection at our Bloom & Sip floral bar class —exclusively for Bartram Springs residents.

Create a stunning holiday centerpiece with fresh florals

Optional candle accents to add warmth and glow

Sip, socialize, and enjoy a relaxing night with friends

Whether you're a seasoned floral designer or just love a good DIY moment, this event is all about fun, beauty, and holiday spirit.

Details and sign-up coming soon!



Bartram Springs Amenity Center
Sign ups will be released on Nov 11th.



BARTRAM SPRINGS RESIDENTS!

Our NEW Season Begins January 2026!

Online Registration Opens December 1st - SAVE YOUR SPOT!



CREATIVE ADVENTURES IN DANCE

www.KatDance.studio

Creative Dance Adventures * Ballet * Jazz

Thursdays at Bartram
Springs Amenity Center

Kittens - ages 3-4 - 4:00-4:45

Kubs - ages 5-6 - 4:45-5:30

Kool Kats - ages 7-10 - 5:30-6:30



50% Sibling Discount!
\$65 / \$75 Monthly Tuition

Enroll Online!
www.KatDance.studio

AMENITY ATHLETICS

WINTER FLAG FOOTBALL 2026

7 week league - 8 games of Winter fun

Flag Football

Registration Begins November 1
Last Day to Register is December 15

WHO: **COED** kids ages 5 - 13

WHEN: January 17-February 28
Season games on Saturdays.

WHERE: Games played at Bartram Springs
& Heritage Landing Fields.
Practice on a field near you.

COST: \$155.00 per player
\$10.00 off for Bartram Springs &
Heritage Landing residents

POWERED BY Vesta

For more information go to AmenityAthletics.com

JACKSONVILLE MOM STRENGTH

Outdoor Cardio and Strength Training for
MOMS & WOMEN



| Kids Always Welcome |

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| Small Group Personal Training |

| Variety of Class Formats |

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Seasonal Banner Installation Update

10K Creative will be installing the winter holiday banners the week of Thanksgiving, to coincide with the holiday lighting installation.

Banner details per season:

Quantity: 4 double-sided light pole banners

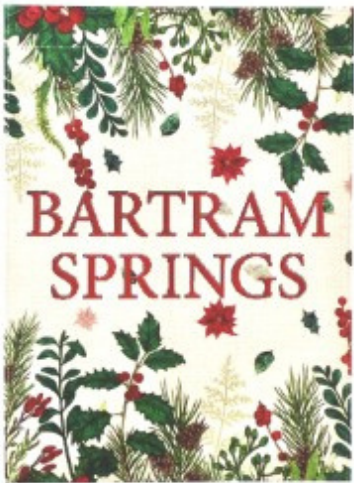
Location: Bartram Springs Entrance & Racetrack Rd

Size: 36" x 60"

Design & Installation: Included for each season

Total Cost: \$465.01

We look forward to bringing the Spring designs for your approval.



Humbug Holiday Lighting will begin installing the lights and adornments at the entrance to the community and the Amenity Center the day after Thanksgiving, November 28th, weather permitting.



GMS is excited to announce a wonderful partnership with **Jacksonville Lit Christmas Trees** this holiday season.

Bartram Springs was chosen by GMS to receive a free 27' foot lit Christmas tree display for the community this year!

A tentative date for installation could possibly be as early as November 14th, and the latest would be the week of Thanksgiving.



September 8, 2025



Dear friends,

Thank you for your past support of Pine Castle by purchasing a Luminary Kit to brighten your holiday season. For almost 30 years, Pine Castle has produced and packed over 100,000 individual Luminary Kits for individuals, families, and neighborhoods across Jacksonville and the surrounding areas.

Just as all good things, Pine Castle's time producing and selling Luminary Kits has come to an end to make room for upcoming new and exciting opportunities for the organization and its participants. Today, we are excited to announce that we have chosen to pass the proverbial Luminaria flame onto a trusted community partner: **Jacksonville School for Autism (JSA)**.

JSA is a not-for-profit, private school dedicated to helping individuals with autism reach their full potential through individualized education, therapy, and life skills training. The school offers an academic, behavioral, and social skills program tailored to each student, from early childhood through adulthood. JSA integrates Applied Behavior Analysis (ABA), speech and occupational therapy, functional academics, and vocational training to support the whole child. To learn more about JSA, visit their website at jsakids.org.



Having run their own Luminaria program for 5 years now, the JSA team is ready to kick the program into a higher gear for the 2025 holiday season! Just as before, each kit contains everything needed to create 12 beautiful Luminaria (including white bags, votive candles, and sand) that will bring light and warmth during those colder winter months.

We invite you to be the light in your community once again by purchasing a Luminary Kit that financially benefits the I/DD community - this time supporting JSA's mission to empower students with the skills needed to lead fulfilling, independent lives!

To learn more about JSA's Luminary program and purchase your kit, scan the QR code below or visit their website at jsakids.org/fundraisers/light-up-autism-luminary-project.

Again, thank you for your past support of Pine Castle, and we hope you'll consider placing this year's Luminaria order with our wonderful community partner, Jacksonville School for Autism.

With gratitude,

Lori Ann Whittington
Pine Castle
Chief Executive Officer

Michelle Dunham
Jacksonville School for Autism
Founder & Executive Director



Scan here to purchase
your Luminary kit today!

Light Up Bartram Springs — Supporting The Jacksonville School for Autism

This holiday season, we're proud to partner with The Jacksonville School for Autism (JSA) in a meaningful campaign to light up our community with love and support. GMS will be taking orders for luminaries and working directly with JSA to coordinate pickup and delivery to Bartram Springs.

These tributes will help illuminate our neighborhood while supporting an incredible cause.

By participating, residents can help raise awareness and funds for JSA's mission to empower children and families affected by autism—while adding a warm, festive glow to our streets.

Order details coming soon!

Let's come together to light the way for hope, inclusion, and holiday cheer.

Thank you for helping us make a difference!

Program summary and totals have been added for October 2025, including the Amenity Athletics revenue share for Fall Soccer- U5-U12 and U15 combined.

AMENITY ATHLETICS- REVENUE SHARE 2025-2026

Bartram Springs Amenity & Field Operation Report – GMS 2025

Staff Member of the Month



Makayla Walker

The summer of 2025 was Makayla's first year as a Bartram Springs Summer Camp Counselor. Even as one of the youngest camp counselors, she quickly proved herself to be a motivated and capable employee.

She demonstrated strong leadership skills as she effectively managed her group of campers while keeping them engaged in fun and meaningful activities.

Makayla's upbeat attitude and willingness to take on tasks that others often shy away from made her my go-to counselor for many responsibilities.

She continues to be an asset to our community through her ongoing involvement in our monthly Kids' Night Out events, consistently going above and beyond in her commitment to the Bartram Springs community.

We look forward to seeing her take on more leadership responsibility in the coming months and years.

Operations Completed Projects

**Amenity Center-
Womens restroom**
repaired and painted
-GMS



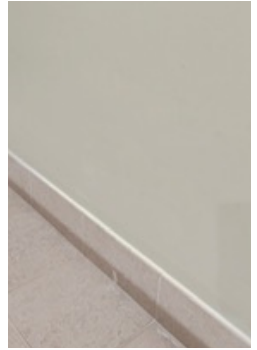
Before



After



Before



After

**Amenity Center
Dumpster pad
sidewalk**
concrete restoration
-All American Concrete



Before



After

**Veterans Park-
Timer Lighting Box**
Handle and lock
replaced
-GMS



Before



After

UPCOMING PROJECTS



Veterans Park Restroom Paint

Exterior & Interior

Scheduled for week of Nov 4

-GMS



Flex Room Paint

Scheduled for week of Nov 3

-Ibis Painting

Additional Upcoming GMS Projects:

- VP Swings – Paint
- VP Playset – Paint
- Egg Chair – a permanent fixture to be installed- Nov 6
- Pergola wood rehab- Acquiring estimates- All Weather Contractors and others
- Saunas- Proposals submitted
- Replacing outdoor fans- patios and gazebos – Week of Nov 3
- Pickleball nets – ordered and shipped
- Social Hall floor estimates- in progress
- Memorial Park Bench- Shipped.

Conclusion

For any questions or comments regarding the above information please contact:

Terry Glynn

General Manager

Governmental Management Services

Danelle DeMarco

Amenity Manager

Governmental Management Services

Andy Antonopoulos

Field Operations Manager

Governmental Management Services

Lori Dunham

Assistant Amenity Manager

Governmental Management Services



NINTH ORDER OF BUSINESS

A.

Bartram Springs
Community Development District

Unaudited Financial Reporting
September 30, 2025



Table of Contents

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10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>
12	<u>Check Register Summary</u>

Bartram Springs
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Recreation Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - General Fund	\$ 93,517	\$ -	\$ -	\$ -	\$ 93,517
Operating Account - Rec Fund		45,316	-	-	45,316
Operating Account - Wells Fargo	-	-	-	50,255	50,255
Petty Cash	200	-	-	-	200
Assessments Receivable	-	-	-	-	-
Account Receivable	-	-	-	-	-
Due from Capital	30,122	-	-	-	30,122
Due from Other	1,137	-	-	-	1,137
Due from General Fund	-	-	-	-	-
Due from Rec Fund	2,479	-	-	-	2,479
Due From Debt Service	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	171,409	-	-	378,901	550,309
Custody US Bank Account	92,689	-	-	-	92,689
Series 2021					
Reserve	-	-	-	-	-
Revenue	-	-	152,251	-	152,251
Prepaid Expenses	80,852	-	-	-	80,852
Deposits	720	-	-	-	720
Total Assets	\$ 473,125	\$ 45,316	\$ 152,251	\$ 429,155	\$ 1,099,847
Liabilities:					
Accounts Payable	\$ 42,094	\$ -	\$ -	\$ -	\$ 42,094
Payroll Taxes Payable	-	-	-	-	-
Accrued Expenses	4,340	-	-	-	4,340
Due to Debt Service	-	-	-	-	-
Due to General Fund	-	2,479	-	30,122	32,601
Due to Rec Fund	-	-	-	-	-
Due to Other	-	-	-	-	-
Total Liabilities	\$ 46,433	\$ 2,479	\$ -	\$ 30,122	\$ 79,034
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 80,852	\$ -	\$ -	\$ -	\$ 80,852
Deposits	720	-	-	-	720
Restricted for:					
Debt Service	-	-	152,251	-	152,251
Capital Project	-	-	-	-	-
Assigned for:					
Capital Reserve Fund	-	-	-	399,033	399,033
Capital Reserves	-	-	-	-	-
Unassigned - General Fund	345,119	-	-	-	345,119
Unassigned - Recreation Fund		42,836			42,836
Total Fund Balances	\$ 426,692	\$ 42,836	\$ 152,251	\$ 399,033	\$ 1,020,813
Total Liabilities & Fund Balance	\$ 473,125	\$ 45,316	\$ 152,251	\$ 429,155	\$ 1,099,847

Bartram Springs
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,598,585	\$ 1,598,585	\$ 1,603,758	\$ 5,173
Facility Income	8,000	8,000	10,152	2,152
Program Sharing	6,000	6,000	5,467	(533)
Program Sharing - Vesta	19,000	19,000	26,780	7,780
Comcast Revenue Share	20,000	20,000	21,993	1,993
Interest/Miscellaneous Income	25,000	25,000	27,647	2,647
Total Revenues	\$ 1,676,585	\$ 1,676,585	\$ 1,695,797	\$ 19,212
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 14,800	\$ (2,800)
PR-FICA	918	918	1,132	(214)
Engineering	6,300	6,300	12,360	(6,060)
Attorney	33,000	33,000	27,968	5,032
Annual Audit	3,250	3,250	3,600	(350)
Assessment Administration	6,890	6,890	6,890	-
Arbitrage Rebate	600	600	900	(300)
Trustee Fees	4,500	4,500	1,010	3,490
Management Fees	63,289	63,289	63,289	-
Information Technology	1,800	1,800	1,800	-
Website Maintenance	1,348	1,348	1,348	-
Telephone	848	848	688	160
Postage & Delivery	2,500	2,500	1,960	540
Insurance General Liability/Public Officials	88,808	88,808	81,770	7,038
Printing & Binding	2,850	2,850	3,714	(864)
Legal Advertising	2,900	2,900	2,484	416
Other Current Charges	1,560	1,560	3,555	(1,995)
Office Supplies	350	350	295	55
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 233,887	\$ 233,887	\$ 229,738	\$ 4,148

Bartram Springs
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Utilities:				
Electric	\$ 75,000	\$ 75,000	\$ 63,074	\$ 11,926
Water/Irrigation	28,000	28,000	27,246	754
Phone/Cable/Internet	12,850	12,850	14,603	(1,753)
Gas	1,800	1,800	1,323	477
Trash Removal	11,099	11,099	11,085	15
Security:				
Security Monitoring	1,000	1,000	280	720
Access Cards	1,500	1,500	1,248	252
Management Contracts:				
Facility Management	170,355	170,355	144,676	25,679
Pool Attendants	88,282	88,282	85,987	2,295
Guest Services Attendant	85,887	85,887	85,887	-
Field Management/Administration	97,480	97,480	88,868	8,612
Retention Bonus	-	-	10,000	(10,000)
Pool Maintenance	32,812	32,812	32,812	-
Janitorial	21,147	21,147	21,147	-
Gym Monitor	37,793	37,793	35,653	2,140
Facility Maintenance	100,154	100,154	115,186	(15,032)
Pool Chemicals	47,200	47,200	40,491	6,709
Mobile Application and Amenities Website	2,500	2,500	-	2,500
Repairs and Maintenance	78,000	78,000	93,933	(15,933)
Special Events	21,000	21,000	24,202	(3,202)
Holiday Decorations	7,500	7,500	9,348	(1,848)
Fitness Center Repairs/Supplies	5,000	5,000	2,469	2,531
Office Supplies	7,000	7,000	10,360	(3,360)
ASCAP/BMI Licenses	1,000	1,000	-	1,000
Subtotal Amenity Center Expenditures	\$ 934,359	\$ 934,359	\$ 919,877	\$ 14,483
Grounds Maintenance				
Landscape Maintenance	\$ 200,322	\$ 200,322	\$ 199,844	\$ 478
Landscape Contingency	40,000	40,000	41,326	(1,326)
Athletic Field	25,250	25,250	33,700	(8,450)
Lake Maintenance	31,667	31,667	24,529	7,138
Fountain Maintenance	1,600	1,600	1,432	168
Grounds Maintenance	10,000	10,000	1,740	8,260
Pump Repairs	5,000	5,000	2,436	2,564
Streetlight Repairs	3,000	3,000	-	3,000
Irrigation Repairs	15,000	15,000	23,546	(8,546)
Miscellaneous	1,500	1,500	585	915
Subtotal Grounds Maintenance	\$ 333,339	\$ 333,339	\$ 329,138	\$ 4,201
Total Operations & Maintenance	\$ 1,267,698	\$ 1,267,698	\$ 1,249,015	\$ 18,683
Total Expenditures	\$ 1,501,585	\$ 1,501,585	\$ 1,478,753	\$ 22,831
Excess (Deficiency) of Revenues over Expenditures	\$ 175,000		\$ 217,044	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserves Transfer Out	\$ (175,000)	\$ (175,000)	(175,000)	\$ -
Excess Revenue Transfer In	-	-	97,049	
Total Other Financing Sources/(Uses)	\$ (175,000)	\$ (175,000)	\$ (77,951)	\$ -
Net Change in Fund Balance	\$ -		\$ 139,092	\$ -
Fund Balance - Beginning	\$ -		\$ 287,599	
Fund Balance - Ending	\$ -		\$ 426,692	

Bartram Springs
Community Development District
Recreation Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Summer Camp Income	\$ 61,000	\$ 61,000	\$ 72,470	\$ 11,470
Kids Night Out Income	-	-	4,920	4,920
Total Revenues	\$ 61,000	\$ 61,000	\$ 77,390	\$ 16,390
Expenditures:				
Youth Programs				
Payroll-Counselors	\$ 39,600	\$ 39,600	\$ 36,863	\$ 2,737
Payroll-Kid's Night Out	-	-	1,800	(1,800)
Payroll-FICA Expense	3,029	3,029	2,906	123
Education/Training-CPR Certification	1,095	1,095	526	569
Events-Themed Inflatibles	6,000	6,000	3,945	2,055
Supplies-Uniforms	700	700	380	320
Supplies-Camp	-	-	1,777	(1,777)
Supplies-Crafts	900	900	804	96
Supplies-General	900	900	13	887
Supplies-Pizza Friday	1,350	1,350	-	1,350
Supplies-Snow Cones Wednesday	900	900	209	691
Kids Night Out	-	-	2,731	(2,731)
Other Current Charges (Paypal Fees)	1,650	1,650	2,321	(671)
Contingency	4,876	4,876	-	4,876
TOTAL YOUTH PROGRAMS	\$ 61,000	\$ 61,000	\$ 54,275	\$ 6,726
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 23,115	
Fund Balance - Beginning	\$ -		\$ 19,721	
Fund Balance - Ending	\$ -		\$ 42,836	

Bartram Springs
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Interest	6,000	6,000	13,204	7,204
Insurance Proceeds	-	-	10,000	10,000
Total Revenues	\$ 181,000	\$ 181,000	\$ 198,204	\$ 17,204
Expenditures:				
Capital Projects	\$ 100,000	\$ 100,000	\$ 34,349	\$ 65,651
Repairs and Maintenance	90,552	90,552	55,381	35,171
Other Service Charges	800	800	327	473
Total Expenditures	\$ 191,352	\$ 191,352	\$ 90,058	\$ 101,294
Excess (Deficiency) of Revenues over Expenditures	\$ (10,352)		\$ 108,146	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (10,352)		\$ 108,146	
Fund Balance - Beginning	\$ 249,786		\$ 290,887	
Fund Balance - Ending	\$ 239,434		\$ 399,033	

Bartram Springs
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,232,157	\$ 1,232,157	\$ 1,236,141	\$ 3,984
Interest Income	26,000	26,000	27,169	1,169
Total Revenues	\$ 1,258,157	\$ 1,258,157	\$ 1,263,310	\$ 5,152
Expenditures:				
Interest - 11/1	\$ 125,148	\$ 125,148	\$ 125,148	\$ -
Interest - 5/1	125,148	125,148	125,148	-
Principal - 5/1	985,000	985,000	985,000	-
Total Expenditures	\$ 1,235,296	\$ 1,235,296	\$ 1,235,296	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 22,862		\$ 28,014	
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	(97,049)	(97,049)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (97,049)	\$ (97,049)
Net Change in Fund Balance	\$ 22,862		\$ (69,034)	
Fund Balance - Beginning	\$ 221,758		\$ 221,286	
Fund Balance - Ending	\$ 244,620		\$ 152,251	

Bartram Springs
Community Development District
General Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 200,833	\$ 1,308,142	\$ 42,245	\$ 12,917	\$ 11,205	\$ 11,929	\$ 4,430	\$ 12,057	\$ -	\$ -	\$ -	\$ 1,603,758
Facility Income	775	845	-	1,960	420	-	2,394	825	-	1,533	1,400	-	10,152
Program Sharing	418	820	-	1,261	531	-	875	394	-	240	929	-	5,467
Program Sharing - Vesta	7,615				5,600		9,674	460		3,431			26,780
Comcast Revenue Share	-	5,500	-	-	5,524	-	-	5,468	-	-	5,501	-	21,993
Interest/Miscellaneous Income	215	134	212	2,876	4,127	3,686	3,555	3,684	2,994	2,515	1,802	1,847	27,647
Total Revenues	\$ 9,023	\$ 208,132	\$ 1,308,354	\$ 48,342	\$ 29,119	\$ 14,891	\$ 28,427	\$ 15,261	\$ 15,052	\$ 7,719	\$ 9,631	\$ 1,847	\$ 1,695,797
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 2,000	\$ 800	\$ 14,800
PR-FICA	77	77	77	77	77	77	153	77	77	153	153	61	1,132
Engineering	308	2,549	655	248	-	435	798	1,278	5,357	-	-	734	12,360
Attorney	1,797	1,500	1,675	1,817	2,088	1,693	2,463	8,628	2,622	3,687	-	-	27,968
Annual Audit	-	-	-	-	-	-	-	-	3,600	-	-	-	3,600
Assessment Administration	6,890	-	-	-	-	-	-	-	-	-	-	-	6,890
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	450	-	-	900
Trustee Fees	-	-	-	-	-	-	-	-	-	1,010	-	-	1,010
Management Fees	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	63,289
Information Technology	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Website Maintenance	112	112	112	112	112	112	112	112	112	112	112	112	1,348
Telephone	84	88	82	16	16	28	47	51	127	56	73	21	688
Postage & Delivery	103	82	70	63	71	27	40	39	1,305	38	58	66	1,960
Insurance General Liability/Public Officials	81,770	-	-	-	-	-	-	-	-	-	-	-	81,770
Printing & Binding	122	157	6	126	82	168	158	229	1,707	189	413	359	3,714
Legal Advertising	163	190	-	165	272	93	83	172	715	169	465	-	2,484
Other Current Charges	282	443	344	172	147	299	321	278	333	309	332	295	3,555
Office Supplies	138	21	1	83	13	1	1	1	1	1	1	34	295
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 98,445	\$ 11,642	\$ 9,445	\$ 9,751	\$ 9,301	\$ 9,356	\$ 11,598	\$ 17,287	\$ 22,378	\$ 13,597	\$ 9,031	\$ 7,907	\$ 229,738

Bartram Springs
Community Development District
General Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities:													
Electric	\$ 5,529	\$ 4,896	\$ 4,626	\$ 4,943	\$ 5,640	\$ 5,573	\$ 5,083	\$ 4,384	\$ 5,341	\$ 5,672	\$ 5,841	\$ 5,546	\$ 63,074
Water/Irrigation	1,490	1,440	1,536	2,505	2,193	1,906	1,569	2,681	3,355	2,882	3,085	2,603	27,246
Phone/Cable/Internet	1,103	1,104	1,104	1,104	1,176	1,176	1,293	1,293	1,293	1,293	1,391	1,391	14,603
Gas	207	-	101	116	129	124	111	113	107	105	106	104	1,323
Trash Removal	916	916	916	934	916	916	916	916	916	916	953	953	11,085
Security:													
Security Monitoring	280	-	-	-	-	-	-	-	-	-	-	-	280
Access Cards	-	-	-	299	-	-	300	-	-	300	-	348	1,248
Management Contracts:													
Facility Management	12,056	12,056	12,056	12,056	12,056	12,056	12,056	12,056	12,056	12,056	12,056	12,056	144,676
Pool Attendants	-	-	-	-	-	6,431	7,550	8,521	23,703	23,477	10,584	5,720	85,987
Guest Services Attendant	7,157	7,157	7,157	7,157	7,157	7,157	7,157	7,157	7,157	7,157	7,157	7,157	85,887
Field Management/Administration	7,406	7,406	7,406	7,406	7,406	7,406	7,406	7,406	7,406	7,406	7,406	7,406	88,868
Retention Bonus	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000
Pool Maintenance	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	32,812
Janitorial	1,762	1,762	1,762	1,762	1,762	1,762	1,762	1,762	1,762	1,762	1,762	1,762	21,147
Gym Monitor	2,971	2,971	2,971	2,971	2,971	2,971	2,971	2,971	2,971	2,971	2,971	2,971	35,653
Facility Maintenance	9,483	9,483	9,483	9,483	9,483	9,483	9,483	9,483	9,833	9,806	9,666	10,014	115,186
Pool Chemicals	2,070	2,280	2,542	2,304	2,868	2,223	3,660	4,316	4,025	4,518	5,179	4,505	40,491
Mobile Application and Amenities Website	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	6,847	10,574	7,127	5,165	5,183	9,958	12,246	5,957	5,329	8,806	11,056	5,685	93,933
Special Events	1,830	2,085	2,019	1,446	2,545	3,331	1,496	965	901	2,456	2,667	2,460	24,202
Holiday Decorations	4,428	-	-	-	-	4,920	-	-	-	-	-	-	9,348
Fitness Center Repairs/Supplies	779	720	-	-	340	260	270	100	-	-	-	-	2,469
Office Supplies	2,595	518	306	657	362	669	740	315	708	950	643	1,899	10,360
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 71,645	\$ 68,103	\$ 63,847	\$ 63,044	\$ 64,922	\$ 81,056	\$ 78,686	\$ 73,133	\$ 89,600	\$ 95,268	\$ 85,256	\$ 85,316	\$ 919,877
Grounds Maintenance													
Landscape Maintenance	\$ 16,327	\$ 16,327	\$ 16,327	\$ 16,327	\$ 16,327	\$ 16,327	\$ 16,980	\$ 16,980	\$ 16,980	\$ 16,980	\$ 16,980	\$ 16,980	\$ 199,844
Landscape Contingency	75	22,808	6,847	7,491	1,675	-	-	-	2,300	130	-	-	41,326
Athletic Field	2,100	6,600	2,100	2,100	2,100	2,100	2,100	2,100	2,100	6,100	2,100	2,100	33,700
Lake Maintenance	3,750	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	1,889	24,529
Fountain Maintenance	308	-	-	308	-	-	308	-	-	308	-	200	1,432
Grounds Maintenance	-	228	-	452	136	-	184	46	138	-	174	381	1,740
Pump Repairs	-	600	-	200	-	-	-	-	650	986	-	-	2,436
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	2,761	2,747	2,590	-	699	246	4,293	317	5,691	2,163	1,485	554	23,546
Miscellaneous	-	409	37	-	-	-	33	20	-	25	36	25	585
Subtotal Grounds Maintenance	\$ 25,321	\$ 51,609	\$ 29,790	\$ 28,767	\$ 22,827	\$ 20,562	\$ 25,787	\$ 21,352	\$ 29,748	\$ 28,582	\$ 22,664	\$ 22,130	\$ 329,138
Total Operations & Maintenance	\$ 96,966	\$ 119,712	\$ 93,637	\$ 91,812	\$ 87,749	\$ 101,618	\$ 104,473	\$ 94,485	\$ 119,349	\$ 123,850	\$ 107,920	\$ 107,445	\$ 1,249,015
Total Expenditures	\$ 195,410	\$ 131,354	\$ 103,082	\$ 101,563	\$ 97,050	\$ 110,974	\$ 116,071	\$ 111,772	\$ 141,726	\$ 137,447	\$ 116,950	\$ 115,352	\$ 1,478,753
Excess (Deficiency) of Revenues over Expenditures	\$ (186,387)	\$ 76,778	\$ 1,205,272	\$ (53,221)	\$ (67,931)	\$ (96,083)	\$ (87,645)	\$ (96,511)	\$ (126,675)	\$ (129,728)	\$ (107,319)	\$ (113,505)	\$ 217,044
Other Financing Sources/Uses:													
Capital Reserve Transfer(Out)	-	-	-	-	-	-	-	-	-	(175,000)	-	-	(175,000)
Excess Revenue Transfer In	-	-	-	-	-	-	-	-	-	97,049	-	-	97,049
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (77,951)	\$ -	\$ -	\$ (77,951)
Net Change in Fund Balance	\$ (186,387)	\$ 76,778	\$ 1,205,272	\$ (53,221)	\$ (67,931)	\$ (96,083)	\$ (87,645)	\$ (96,511)	\$ (126,675)	\$ (207,679)	\$ (107,319)	\$ (113,505)	\$ 139,092

Bartram Springs
Community Development District
Recreation Fund
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Summer Camp Income	\$ -	\$ -	\$ -	\$ -	\$ 11,075	\$ 9,950	\$ 3,700	\$ -	\$ 16,685	\$ 22,840	\$ 8,220	\$ -	\$ 72,470
Kids Night Out Income	330	295	-	-	700	-	377	723	460.00	610.00	1,425.00	-	4,920.00
Total Revenues	\$ 330	\$ 295	\$ -	\$ -	\$ 11,775	\$ 9,950	\$ 4,077	\$ 723	\$ 17,145	\$ 23,450	\$ 9,645	\$ -	\$ 77,390
Expenditures:													
Youth Programs													
Payroll-Counselors	\$ -	\$ -	\$ (112)	\$ (34)	\$ 146	\$ 500	\$ 85	\$ 543	\$ 9,198	\$ 19,314	\$ 7,222	\$ -	\$ 36,863
Payroll-Kid's Night Out	284	135	112	354	-	235	-	-	182	177	161	161	\$ 1,800
Payroll-FICA Expense	5	-	-	-	11	56	7	42	718	1,491	565	12	2,906
Education/Training-CPR Certification	-	-	-	-	-	-	526	-	-	-	-	-	526
Events-Themed Inflatibles	-	-	-	-	-	-	-	-	1,375	1,715	855	-	3,945
Supplies-Uniforms	-	-	-	-	-	-	380	-	-	-	-	-	380
Supplies-Camp	-	-	110	-	-	-	-	-	-	32	1,312	323	1,777
Supplies-Crafts	-	-	-	-	-	-	39	13	546	206	-	-	804
Supplies-General	-	-	-	-	-	-	-	13	-	-	-	-	13
Supplies-Pizza Friday	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies-Snow Cones Wednesday	-	-	-	-	-	-	-	-	209	-	-	-	209
Kids Night Out	359	185	239	415	109	-	57	137	162	223	201	643	2,731
Other Current Charges (Paypal Fees)	-	-	-	-	289	332	81	-	551	780	287	-	2,321
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Youth Programs	\$ 647	\$ 320	\$ 349	\$ 735	\$ 556	\$ 1,122	\$ 1,175	\$ 749	\$ 12,941	\$ 23,939	\$ 10,603	\$ 1,139	\$ 54,275
Excess (Deficiency) of Revenues over Expenditures	\$ (317)	\$ (25)	\$ (349)	\$ (735)	\$ 11,219	\$ 8,828	\$ 2,902	\$ (26)	\$ 4,204	\$ (489)	\$ (958)	\$ (1,139)	\$ 23,115
Net Change in Fund Balance	\$ (317)	\$ (25)	\$ (349)	\$ (735)	\$ 11,219	\$ 8,828	\$ 2,902	\$ (26)	\$ 4,204	\$ (489)	\$ (958)	\$ (1,139)	\$ 23,115

Bartram Springs
Community Development District
Long Term Debt Report

Series 2021 Special Assessment Refunding and Revenue Bonds	
Optional Redemption Date	None
Interest Rate:	0.750%-2.520%
Maturity Date:	5/1/2036
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$616,079
Reserve Fund Balance	\$616,079
Bonds Outstanding - 6/1/21	\$15,175,000
Less: Principal Payment - 5/1/22	(\$955,000)
Less: Principal Payment - 5/1/23	(\$965,000)
Less: Principal Payment - 5/1/24	(\$975,000)
Less: Principal Payment - 5/1/25	(\$985,000)
Current Bonds Outstanding	\$11,295,000

* Reserve Fund Requirement funded by Surety Bond
Excess Funds Revenue Acct transfer on 11/2 for any lawful purpose.

B.

Bartram Springs
Community Development District
FISCAL YEAR 2025 SUMMARY OF ASSESSMENT RECEIPTS

TAX ROLL					
TOTAL TAX ROLL	UNITS	2021-1 DEBT ASSESSED	2021-2 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	23,512	1,192,875.97	39,277.22	1,598,583.97	2,830,737.16
DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	2021-1 DEBT RECEIVED	2021-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2024	11,676.61	384.47	15,647.93	27,709.00
2	11/18/2024	58,344.59	1,921.08	78,188.12	138,453.80
3	11/21/2024	36,647.41	1,206.67	49,111.52	86,965.60
4	11/29/2024	43,194.37	1,422.24	57,885.16	102,501.77
5	12/5/2024	99,206.03	3,266.51	132,946.90	235,419.44
6	12/10/2025	863,336.65	28,426.65	1,156,965.32	2,048,728.61
7	12/19/2024	13,602.96	447.90	18,229.45	32,280.31
8	1/7/2025	27,861.78	917.39	37,337.82	66,116.99
9	1/25/2025	3,661.82	120.57	4,907.23	8,689.62
10	2/6/2025	4,883.13	160.78	6,543.92	11,587.83
11	2/21/2025	4,755.98	156.60	6,373.53	11,286.10
12	3/6/2025	5,807.75	191.23	7,783.01	13,781.99
13	3/18/2025	2,553.44	84.08	3,421.89	6,059.40
14	4/4/2025	8,048.38	265.01	10,785.71	19,099.10
INTEREST	4/21/2025	852.76	28.08	1,142.80	2,023.64
DELINQ INTEREST	5/21/2025	3,305.71	108.85	4,430.01	7,844.57
17	6/26/2025	8,997.38	296.25	12,057.47	21,351.11
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL COUNTY DISTRIB.		1,196,736.75	39,404.34	1,603,757.79	2,839,898.88
TOTAL TAX ROLL DUE (DISCOUNTS NOT TAKEN)		(3,860.78)	(127.12)	(5,173.82)	(9,161.72)
PERCENT COLLECTED TAX ROLL		100.32%	100.32%	100.32%	100.32%

C.

Bartram Springs
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

Date		check #'s	Amount
General Fund - Hancock			
09/04/25		3346-3349	\$12,460.32
09/19/25		3350-3358	152,042.55
09/26/25		3359-3365	21,373.09
			\$185,875.96
Utilities and Autopayments			
09/02/25	TECO		\$45.83
09/02/25	TECO		48.89
09/04/25	Comcast		360.42
09/04/25	Comcast		844.25
09/09/25	JEA		8,149.12
09/10/25	Comcast		186.82
09/11/25	IRS FICA Payment		157.10
09/22/25	Rubicon		952.79
09/23/25	Hancock Whitney Purchase Cards		3,927.00
			\$14,672.22
TOTAL			
			\$200,548.18

*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	...
9/04/25	00071	9/01/25	653	202509 310-51300-35100		*	150.00		
			SEP INFO TECH						
		9/01/25	653	202509 310-51300-34000		*	5,274.08		
			SEP MANAGEMENT FEES						
		9/01/25	653	202509 310-51300-35200		*	112.33		
			SEP WEBSITE ADMIN						
		9/01/25	653	202509 310-51300-51000		*	.66		
			OFFICE SUPPLIES						
		9/01/25	653	202509 310-51300-42000		*	66.16		
			POSTAGE						
		9/01/25	653	202509 310-51300-42500		*	358.95		
			COPIES						
		9/01/25	653	202509 310-51300-41000		*	21.38		
			TELEPHONE						
		9/01/25	653	202509 320-57200-46500		*	568.43		
			POOL CHEM-TRICARB						
		9/01/25	653	202509 320-57200-46500		*	247.50		
			POOL CHEM-BICARB						
		9/01/25	653	202509 320-57200-46500		*	149.29		
			POOL CHEM-NAT POOL ENZYME						
				GOVERNMENTAL MANAGEMENT SERVICES				6,948.78	003346
9/04/25	00135	8/28/25	25-04977	202508 310-51300-48000		*	82.50		
			9/8 NTC OF MTG						
				JACKSONVILLE DAILY RECORD				82.50	003347
9/04/25	00201	9/01/25	13129563	202509 320-57200-46500		*	3,540.04		
			SEP POOL CHEMICALS						
				POOLSURE				3,540.04	003348
9/04/25	00040	9/01/25	303549B	202509 330-57200-46600		*	1,889.00		
			SEP WATER MGT-ZONES 1 & 2						
				THE LAKE DOCTORS INC				1,889.00	003349
9/19/25	00509	9/01/25	20013	202509 330-57200-46260		*	2,100.00		
			SEP ATHLETIC FIELD MOWING						
				AGROW PRO INC				2,100.00	003350
9/19/25	00206	9/16/25	29285	202509 300-15500-10000		*	77,822.00		
			FY26 INSURANCE RENEWAL						
				EGIS INSURANCE ADVISORS, LLC				77,822.00	003351
9/19/25	00052	9/03/25	50990902	202509 330-57200-46000		*	359.00		
			EMERGENCY EXIT LIGHT						
				FIRST COAST FIRE & SAFETY EQUIPMENT				359.00	003352
				BSPR BART SPRING TLEE					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/25	00071	9/01/25	654	202509 320-57200-33000		*	3,103.58		
			SEP GENERAL MANAGER						
		9/01/25	654	202509 320-57200-33000		*	8,952.75		
			SEP FACILITY MANAGER						
		9/01/25	654	202509 320-57200-33200		*	5,375.75		
			SEP GUEST SRVCS ATTENDANT						
		9/01/25	654	202509 320-57200-33200		*	1,781.50		
			SEP SR GUEST SRVCS ATTEND						
		9/01/25	654	202509 320-57200-34000		*	7,405.67		
			SEP FIELD OPS MANAGER						
		9/01/25	654	202509 320-57200-34510		*	2,971.08		
			SEP GYM MONITOR						
		9/01/25	654	202509 320-57200-34100		*	2,902.67		
			SEP MAINTENANCE TECH						
		9/01/25	654	202509 320-57200-34100		*	6,580.67		
			SEP SR MAINTENANCE TECH						
		9/01/25	654	202509 320-57200-46400		*	2,734.33		
			SEP POOL MAINTENANCE						
		9/01/25	654	202509 320-57200-43500		*	1,762.25		
			SEP JANITORIAL						
				GOVERNMENTAL MANAGEMENT SERVICES				43,570.25	003353
9/19/25	00175	9/12/25	INV30888	202509 310-51300-51000		*	32.98		
			DESK SIGNS						
				HOLMES STAMP & DESIGN				32.98	003354
9/19/25	00340	9/02/25	12810659	202509 320-57200-49300		*	395.00		
			9/19 MOVIE ON THE LAWN						
				PROGRESSIVE ENTERTAINMENT INC				395.00	003355
9/19/25	00233	8/31/25	258	202508 320-57200-33100		*	10,584.16		
			AUG LIFEGUARD SERVICES						
				RIVERSIDE MANAGEMENT SERVICES, INC.				10,584.16	003356
9/19/25	00388	9/02/25	24046	202509 330-57200-46200		*	16,980.16		
			SEP LANDSCAPE MAINTENANCE						
				VERDEGO LLC				16,980.16	003357
9/19/25	00388	9/09/25	24238	202509 330-57200-46400		*	199.00		
			AUG IRRIGATION INSPECTION						
				VERDEGO LLC				199.00	003358
9/26/25	00537	9/23/25	7433	202509 330-57200-46000		*	145.00		
			SAUNA POWER CHECK						
				ALLSTAR ELECTRICAL CONTRACTORS INC				145.00	003359
				BSPR BART SPRING TLEE					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/26/25	00422	9/16/25 25563	202509 330-57200-46000	TROUBLESHOOT POWER ISSUES	*	310.00	
				DOBSON ELECTRIC INC			310.00 003360
9/26/25	00071	9/11/25 655	202509 320-57200-34100	MAINTENANCE SUPPLIES	*	530.92	
				GOVERNMENTAL MANAGEMENT SERVICES			530.92 003361
9/26/25	00065	4/26/25 45899656	202504 330-57200-46000	APR PEST CONTROL	*	187.00	
				TERMINIX			187.00 003362
9/26/25	00388	7/01/25 23065	202507 330-57200-46200	JUL LANDSCAPE MAINTENANCE	*	16,980.17	
				VERDEGO LLC			16,980.17 003363
9/26/25	00388	8/08/25 23674	202507 330-57200-46400	JUL MAINLINE RPR	*	1,735.00	
				VERDEGO LLC			1,735.00 003364
9/26/25	00388	8/08/25 23675	202508 330-57200-46400	AUG MAINLINE RPR	*	1,485.00	
				VERDEGO LLC			1,485.00 003365
TOTAL FOR BANK B						185,875.96	
TOTAL FOR REGISTER						185,875.96	

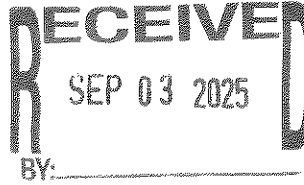
BSPR BART SPRING TLEE

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

Invoice

Invoice #: 653
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Information Technology - September 2025		150.00	150.00
Management Fees - September 2025		5,274.08	5,274.08
Website Administration - September 2025		112.33	112.33
Office Supplies		0.66	0.66
Postage		66.16	66.16
Copies		358.95	358.95
Telephone		21.38	21.38
Pool Chemicals - Tricarb		568.43	568.43
Pool Chemicals - Bicarb		247.50	247.50
Pool Chemicals - Natural Pool Enzymes		149.29	149.29
Total			\$6,948.78
Payments/Credits			\$0.00
Balance Due			\$6,948.78

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 28, 2025

Date

Attn: Sarah Sweeting
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine

FL 32092



Serial #	<u>25-04977D</u>	PO/File #	<u></u>	<u>\$82.50</u>
				Payment Due
Notice of Meeting				
<u></u>				<u>\$82.50</u>
Bartram Springs Community Development District				Publication Fee
<u></u>				
Case Number	<u></u>			Amount Paid
Publication Dates	<u>8/28</u>			
County	<u>Duval</u>			

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

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

If your payment is being
mailed, please reference
Serial # 25-04977D on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

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

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

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

**NOTICE OF MEETING
BARTRAM SPRINGS
COMMUNITY**

DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Bartram Springs Community Development District will be held on Monday, September 8, 2025, 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

Aug. 28 00 (25-04977D)



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

Invoice

Date
Invoice#

9/1/2025
131295631341

Terms	Net 20
Due Date	9/21/2025
PO #	

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

Ship To
Bartram Springs CDD GMS, LLC. 14530 Cherry Lake Dr. East Jacksonville FL 32256

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	\$3,429.90
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	\$110.14

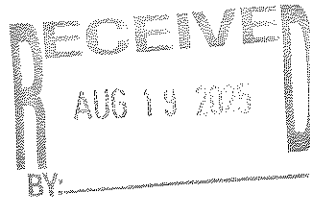
Subtotal \$3,540.04

Tax \$0.00

Total \$3,540.04

Amount Paid/Credit Applied \$0.00

Balance Due \$3,540.04



[Click Here to Pay Now](#)



131295631341

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

BARTRAM SPRINGS CDD
Terry Glynn
475 W Town Place
Suite 114
Saint Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
709275	9/1/2025	\$1,889.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000021558001000000030354900000018890020

Please Return this invoice with your payment and
notify us of any changes to your contact information.

BARTRAM SPRINGS CDD

14530 Cherry Lake Drive East Jacksonville, FL 32258

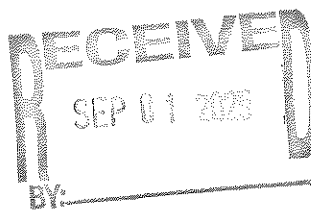
Invoice Due Date 9/11/2025

Invoice 303549B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	Water Management - Zone 1, Water Management - Zone 2		\$944.50	\$0.00	\$944.50
			\$944.50	\$0.00	\$944.50

Please remit payment for this month's invoice.



Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1889.00

This Invoice Total:

\$1889.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 709275
Portal Registration #: 7CA2D48A
Customer E-mail(s): tglynn@gmsnf.com, pstratton@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

INVOICE

AgrowPro LLC

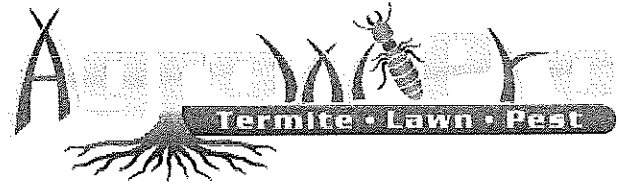
1339 Kavle Ct

Green Cove Springs, FL 32043

info@agrowpro.com

+1 (904) 449-1299

agrowpro.com



Bartram Springs CDD

Bill to

Bartram Springs

14530 E Cherry Lake Dr,

Jacksonville, FI 32258 USA

Ship to

Bartram Springs

14530 E Cherry Lake Dr,

Jacksonville, FI 32258 USA

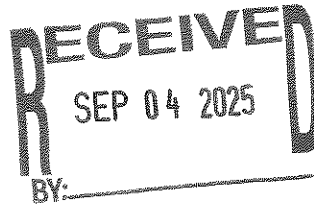
Invoice details

Invoice no.: 20013

Terms: Net 30

Invoice date: 09/01/2025

Due date: 10/01/2025



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Athletic field Mowing	Athletic field maintenance monthly billing	1	\$2,100.00	\$2,100.00
					Total	\$2,100.00



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

INVOICE

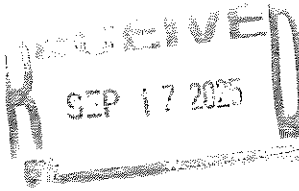
Customer	Bartram Springs Community Development District
Acct #	278
Date	09/16/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 77,822.00
Payment Amount	
Payment for:	Invoice#29285
	100125540



Customer: Bartram Springs Community Development District

Invoice	Effective	Transaction	Description	Amount
29285	10/01/2025	Renew policy	Policy #100125540 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	77,822.00



Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 77,822.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd., College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

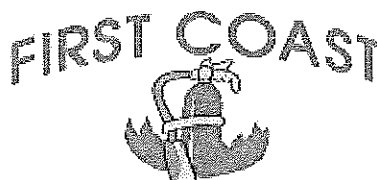
Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/16/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

Invoice

Invoice #5099090225

Date 9/3/2025

Due Date 9/18/2025



FIRE & SAFETY EQUIPMENT

First Coast Fire and Safety

Billing

Bartram Springs CDD
c/o GMS, LLC
475 W Town Pl Ste 114
St Augustine FL 32092-3649

Service

Bartram Springs CDD
14530 Cherry Lake Dr E

Jacksonville FL 32258

PO #

Terms

Project

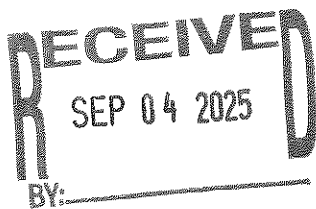
Net 15

Bartram Springs Club - 1672

Item	Description	Qty	Rate	Amount
Service Call	Service Call	1	\$125.0000	\$125.00
Tag - No Charge	No Charge Tag	2	\$0.0000	\$0.00
Tag	Annual Maintenance	9	\$10.0000	\$90.00
Exit Light Check	Inspection of emergency exit light	12	\$12.0000	\$144.00
Subtotal				\$359.00
Sales Tax				\$0.00
Payment Total				\$0.00
Total Due				\$359.00

Make a Payment

Approved 9/4/25
Paul Stratton



Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Terms and Conditions

For your convenience, First Coast Fire and Safety Equipment offers several ways you can pay your bill:

By Check:

Make checks payable to:

First Coast Fire and Safety Equipment

5905 Macy Avenue

Jacksonville, FL 32211

Credit Card:

Please click the Blue Make Payment button, the link will take you to a secure payment portal

By ACH:

First Coast Fire and Safety Equipment

Routing/Transit# 021052053

Account # 31816620

Contact First Coast Fire and Safety

5905 Macy Ave
Jacksonville FL 32211

(904) 346-0111
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

Governmental Management Services, LLC

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

Invoice**Invoice #:** 654**Invoice Date:** 9/1/25**Due Date:** 9/1/25**Case:****P.O. Number:****Bill To:**

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



Description	Hours/Qty	Rate	Amount
General Manager (1.320.57200.33000) - September 2025		3,103.58	3,103.58
Facility Manager/ Lifestyle Director (1.320.57200.33000) - September 2025		8,952.75	8,952.75
Guest Services Attendant (001.320.57200.33200) - September 2025		5,375.75	5,375.75
Sr. Guest Services Attendant (001.320.57200.33200) - September 2025		1,781.50	1,781.50
Field Operations Manager (1.320.57200.34000) - September 2025		7,405.67	7,405.67
Gym Monitor (1.320.57200.34510) - September 2025		2,971.08	2,971.08
Maintenance Tech. (1.320.57200.34100) - September 2025		2,902.67	2,902.67
Sr. Maintenance Tech. (1.320.57200.34100) - September 2025		6,580.67	6,580.67
Pool Maintenance (1.320.57200.46400) - September 2025		2,734.33	2,734.33
Janitorial (1.320.57200.43500) - September 2025		1,762.25	1,762.25
Alison Moring 9-3-25			

Total \$43,570.25**Payments/Credits** \$0.00**Balance Due** \$43,570.25



HC Brands
2021 St. Augustine Rd E Ste 5
Jacksonville, FL 32207
United States
ar@hcbrands.com

Invoice

#INV308885

9/12/2025

Bill To

GMS - Governmental
Management Services
475 West Town Place
Suite 114
St. Augustine FL 32092
United States

Ship To

Sarah Sweeting
GMS
475 W Town Pl Ste 114
Saint Augustine FL 32092-3649
United States

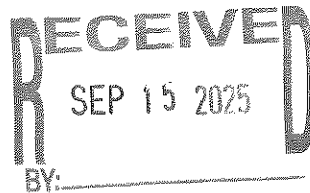
TOTAL

\$32.98

Due Date: 10/12/2025

Terms	Due Date	PO #	Ref Num	Shipping Method	Tracking #
Net 30	10/12/2025	NET30		US Mail Ground Advantage	<u>9400150899563093726440</u>

Qty	Item	Web Sku	Design Sku	Rate	Amount
1	EGPL-0210-210-DHSL Traditional Engraved 2" x 10" Desk Nameplate	1007180-2	scratch	\$22.99	\$22.99

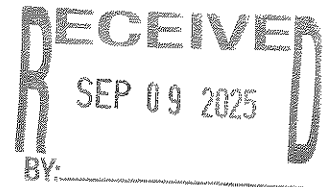


Subtotal	\$22.99
Shipping Cost	\$9.99
Total	\$32.98
Amount Due	\$32.98

[Click Here to Pay Online](#)



INV308885



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: 9/2/2025

Invoice # 12810659

Terms: Due at event

PO#

Customer name:

Bartram Springs CDD

Event type: Movie on the Lawn

Billing address:

14530 Cherry Lake Drive E., Jacksonville, FL 32258

Original contact person:

Danelle Demarco

Wk: 904-880-5156

Cell: 724-3317695

E-mail/ fax:

ddemarco@gmsnf.com

At event contacts with cell:

Same

Event date: Friday September 19th, 2025

Hours of event: 8:15 pm till

Hours of service: Same

Approximate set up time:

Between: 6:30 and 7:00 pm

Location name and address:

Same

Where to set up at location:

by Pool

Power within 75':

Yes

Set up-grass or pavement:

PV

Water within 75': NA

Covered area for entertainer:

NA

Notes:

SERVICES NEEDED:

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

Reg. Rate \$ 495.00

Your Cost \$ 395.00

Your Total Savings \$100.00

Sub Total: \$ 395.00

Sales Tax: \$ -

Invoice Total: \$ 395.00

Balance due at set up \$ 395.00

Payments received \$ -

Current Balance \$ 395.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

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

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 258
Invoice Date: 8/31/2025
Due Date: 8/31/2025
Case:
P.O. Number:

Bill To:
Bartram Springs CDD
9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Description	Hours/Qty	Rate	Amount
Lifeguard Services - August 2025	488.65	21.66	10,584.16
RECEIVED SEP 05 2025 BY: _____ Alison Mossing 9-5-25			

Total	\$10,584.16
Payments/Credits	\$0.00
Balance Due	\$10,584.16

BARTRAM SPRINGS CDD
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
488.65	Lifeguard Services	\$ 21.66	\$ 10,584.16
Covers August 2025			
TOTAL DUE:			<u>\$ 10,584.16</u>

LIFEGUARDS #1.320.57200.33100

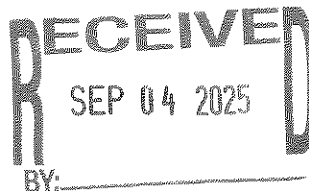
BARTRAM SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS AUGUST 2025

Date	Hours	Employee	Description
8/1/25	5.28	E.A.	Lifeguarding
8/1/25	5.17	D.D.	Lifeguarding
8/1/25	5.32	L.D.	Lifeguarding
8/1/25	5.28	G.M.	Lifeguarding
8/1/25	5.27	K.M.	Lifeguarding
8/1/25	5.5	B.M.	Lifeguarding
8/1/25	4.32	H.W.	Lifeguarding
8/2/25	4.15	E.A.	Lifeguarding
8/2/25	4.18	B.Y.B.	Lifeguarding
8/2/25	4.15	D.D.	Lifeguarding
8/2/25	4.37	G.M.	Lifeguarding
8/2/25	4.83	K.M.	Lifeguarding
8/2/25	5.27	B.M.	Lifeguarding
8/2/25	4.12	H.W.	Lifeguarding
8/3/25	3.22	D.D.	Lifeguarding
8/3/25	1.77	L.D.	Lifeguarding
8/3/25	5.23	W.G.	Lifeguarding
8/3/25	4.2	B.M.	Lifeguarding
8/3/25	5.13	B.V.	Lifeguarding
8/3/25	5.1	G.V.	Lifeguarding
8/3/25	4.03	H.W.	Lifeguarding
8/4/25	3.47	E.A.	Lifeguarding
8/4/25	3.97	B.Y.B.	Lifeguarding
8/4/25	1.5	D.D.	Lifeguarding
8/4/25	3.75	L.D.	Lifeguarding
8/4/25	3.92	C.D.	Lifeguarding
8/4/25	3.25	W.G.	Lifeguarding
8/4/25	3.47	G.V.	Lifeguarding
8/4/25	1.48	H.W.	Lifeguarding
8/5/25	4.88	E.A.	Lifeguarding
8/5/25	5.43	L.D.	Lifeguarding
8/5/25	0.93	W.G.	Lifeguarding
8/5/25	0.77	B.H.	Lifeguarding
8/5/25	0.7	G.V.	Lifeguarding
8/5/25	5.13	H.W.	Lifeguarding
8/6/25	2.47	D.D.	Lifeguarding
8/6/25	2.47	L.D.	Lifeguarding
8/6/25	5.37	C.D.	Lifeguarding
8/6/25	5.28	W.G.	Lifeguarding
8/6/25	5.02	G.M.	Lifeguarding
8/6/25	2.17	K.M.	Lifeguarding
8/7/25	5.5	E.A.	Lifeguarding
8/7/25	5.15	O.D.	Lifeguarding
8/7/25	5.18	W.G.	Lifeguarding
8/7/25	5.25	B.M.	Lifeguarding
8/7/25	4.98	G.V.	Lifeguarding
8/8/25	4.98	E.A.	Lifeguarding
8/8/25	4.8	B.Y.B.	Lifeguarding
8/8/25	5.4	L.D.	Lifeguarding
8/8/25	5.2	G.M.	Lifeguarding
8/8/25	5.57	B.M.	Lifeguarding
8/8/25	5.37	C.S.	Lifeguarding
8/8/25	2.18	B.V.	Lifeguarding
8/8/25	5.25	G.V.	Lifeguarding
8/9/25	5.28	E.A.	Lifeguarding
8/9/25	5.88	B.Y.B.	Lifeguarding
8/9/25	3.97	B.A.B.	Lifeguarding
8/9/25	5.28	A.C.	Lifeguarding
8/9/25	5.33	D.D.	Lifeguarding
8/9/25	5.2	G.M.	Lifeguarding
8/9/25	5.37	C.S.	Lifeguarding
8/9/25	4.68	B.V.	Lifeguarding
8/9/25	5.17	G.V.	Lifeguarding
8/9/25	5.67	H.W.	Lifeguarding
8/10/25	4.3	L.D.	Lifeguarding
8/10/25	4.45	G.M.	Lifeguarding
8/10/25	5.25	B.M.	Lifeguarding
8/10/25	4.25	A.N.	Lifeguarding
8/10/25	3.77	C.S.	Lifeguarding
8/10/25	5.58	B.V.	Lifeguarding
8/15/25	3.1	E.A.	Lifeguarding
8/15/25	2.62	L.D.	Lifeguarding
8/15/25	3.13	G.M.	Lifeguarding
8/16/25	4.23	E.A.	Lifeguarding
8/16/25	4.17	C.D.	Lifeguarding
8/16/25	5.47	W.G.	Lifeguarding
8/16/25	5.2	G.M.	Lifeguarding
8/16/25	6.12	A.N.	Lifeguarding
8/17/25	4.67	E.A.	Lifeguarding
8/17/25	5.07	A.C.	Lifeguarding
8/17/25	4.73	L.D.	Lifeguarding
8/17/25	3.47	C.D.	Lifeguarding
8/17/25	5.1	A.N.	Lifeguarding
8/17/25	4.72	C.S.	Lifeguarding
8/17/25	4.87	G.V.	Lifeguarding
8/22/25	3.03	E.A.	Lifeguarding
8/22/25	1.98	B.Y.B.	Lifeguarding
8/22/25	3.25	C.S.	Lifeguarding
8/23/25	2.23	D.D.	Lifeguarding
8/23/25	2.72	W.G.	Lifeguarding
8/23/25	1.55	K.M.	Lifeguarding
8/23/25	3.77	G.M.	Lifeguarding
8/23/25	1.52	A.N.	Lifeguarding
8/23/25	1.63	H.W.	Lifeguarding
8/24/25	5.42	B.Y.B.	Lifeguarding
8/24/25	4.4	C.D.	Lifeguarding
8/24/25	4.38	B.M.	Lifeguarding
8/24/25	4	A.N.	Lifeguarding
8/24/25	5.3	B.V.	Lifeguarding
8/24/25	4.6	G.V.	Lifeguarding
8/29/25	3.95	D.D.	Lifeguarding
8/29/25	4	K.M.	Lifeguarding
8/29/25	3.95	A.N.	Lifeguarding
8/30/25	4.53	E.A.	Lifeguarding
8/30/25	4.5	D.D.	Lifeguarding
8/30/25	4.43	C.D.	Lifeguarding
8/30/25	4.03	K.M.	Lifeguarding
8/30/25	4.05	B.M.	Lifeguarding
8/30/25	4.47	G.V.	Lifeguarding
8/31/25	4.28	D.D.	Lifeguarding
8/31/25	4.47	W.G.	Lifeguarding
8/31/25	5.23	B.M.	Lifeguarding
8/31/25	5.27	B.V.	Lifeguarding
8/31/25	4.33	G.V.	Lifeguarding
8/31/25	5.05	H.W.	Lifeguarding

TOTAL 488.65



Approved 9/4/25
Paul Stratton



Invoice

Invoice #: 24046

Date: 09/02/25

Customer PO:

DUE DATE: 10/02/2025

BILL TO

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

FROM

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

DESCRIPTION

#20937 - Standard Maintenance Contract 2025-2026 September 2025

AMOUNT

\$16,980.16

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

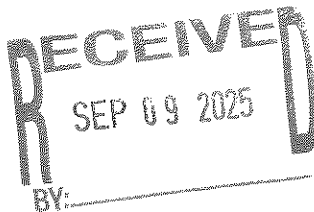
\$16,980.16

Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions



Invoice

Invoice #: 24238

Date: 09/09/25

Customer PO:

DUE DATE: 10/09/2025

BILL TO

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

FROM

VerdeGo
PO Box 789
Bunnell, FL 32110
Phone: 386-437-3122

DESCRIPTION

AMOUNT

#23894 - Irrigation Inspection August 2025

This contains all repairs and issues found during the August 2025 irrigation inspection.

All repairs were made while our tech was on site.

Zone #5-6" spray

zone #6-lateral line

zone #8-nozzle

zone #9.-nozzle

Shops

zone #5-nozzle (2)

zone #7-nozzle (2)

Landscape Enhancement

\$199.00

6" spray (Material)

1 \$12.00 \$12.00

Irrigation Labor (Labor)

2 \$65.00 \$130.00

lateral (Material)

1 \$15.00 \$15.00

nozzle (Material)

6 \$7.00 \$42.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

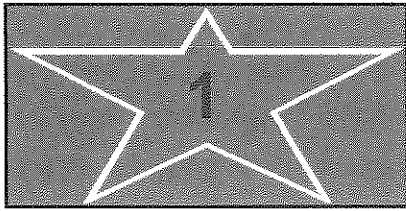
\$199.00

Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

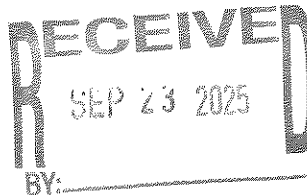
Credit card convenience fee of 3% will be applied to all transactions

**Allstar Electrical Contractors Inc.**

135 Jenkins Street Suite 105B #107
Saint Augustine, FL 32086 US
(904)460-1001
allstar@allstar-electric.org
<http://www.allstar-electric.org>

INVOICE**BILL TO**

Bartram Springs CDD
475 W Town Place
suite 114
Saint Augustine, FL 32092



INVOICE 7433
DATE 09/23/2025
TERMS Due on receipt
DUE DATE 09/23/2025

WORK PERFORMED BY
Rheo Towsley

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/18/2025	Sales:Sales Item Reduced pricing: Based on the information you provided, here's a job report for the work order. Job Report: Sauna Power Check Date: Thursday, September 18, 2025 Location: 14530 Cherry Lake Dr E, Jacksonville, FL, United States Team Members: Rheo W. Towsley and Johnny Neris Manager on Site: Andy (904) 429-5266 Summary of Work Performed Upon arrival, we met with Andy and began our assessment of the sauna, which was reported to have a power issue. Initial checks revealed that the sauna was functioning properly, and we couldn't immediately identify any faults. We conducted a more thorough inspection and discovered a hidden overheating kill switch. This switch had been reset but was improperly secured with zip ties, requiring the removal of the unit's cover to access it. We concluded that a previous maintenance individual had reset the switch without informing the new manager, Andy. While reassembling the unit a circuit was tripped. Located the panel on the far side of the building, reset the breaker, and confirmed that the sauna was functioning normally once again. Conclusion and Suggested Actions The primary issue was the tripped kill switch, which appears to be a recurring problem due to its improper installation. The existing kill switch is either faulty or prone to tripping, and the zip-tie "fix" is an inadequate and unsafe solution. We recommend replacing the overheating kill switch. Given the age of the sauna unit, a full replacement may be a more lasting solution.	1	145.00	145.00

Please send checks to: 135 Jenkins Street Suite 105B #107, 3L
Augustine, FL 32086
Our Family Company appreciates your Business!
Please do not hesitate to contact us for any reason

BALANCE DUE

\$145.00

All Materials provided by ASECI are warrantied for 1 year after the Date of the work performed.
There will be a 1% Late fee at 15 days past due and an Accrued Late Fee per 30 days past due

License #EC13012959

Remit To



Dobson Electric, Inc.
6925 W Beaver Street
Jacksonville, FL 32254

RECEIVED
SEP 17 2025
BY: _____

Invoice

Date	Invoice #
9/16/2025	25563

Bill To
Bartram Springs CDD c/o Governmental Management Services 475 West Town Place, Suite 114 World Golf Village St Augustine, FL 32092

Location
Bartram Springs CDD 14530 E Cherry Lake Dr Jacksonville, FL 32258

DEI No.	P.O. No.	Terms
25533		Net 30

Quantity	Description	Rate	Amount
	TASK: Troubleshoot power issues at center island Labor performed 09/03/2025 Met with Paul onsite Showed him where power originates for island and how it is controlled	310.00	310.00

Thank you for your continued business.

Payments/Credits \$0.00

Past due balances are subject to late charge at 1.5% per month.

Balance Due \$310.00

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

Invoice

Invoice #: 655
Invoice Date: 9/11/25
Due Date: 9/11/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		530.92	530.92
RECEIVED SEP 17 2025 BY: <u>Alison Mossing</u> 9-17-25			
Total			\$530.92
Payments/Credits			\$0.00
Balance Due			\$530.92

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
BS				
BARTRAM SPRINGS				
	8/25/25	30 Sec Cleaner	29.98	P.S.
	8/25/25	Weed Killer Refill	24.97	P.S.
	8/25/25	Weed Killer	29.97	P.S.
	8/25/25	42 Gallon Trash Bags 50ct (2)	59.94	P.S.
	8/25/25	Pump Sprayer	26.97	P.S.
	8/25/25	Spot Lights (3)	44.94	P.S.
	8/25/25	Cobweb Duster	12.97	P.S.
	8/25/25	Keys (2)	9.94	P.S.
	8/27/25	Machine Screws 10pc	7.97	P.S.
	8/27/25	Flat Washers (4)	0.64	P.S.
	8/27/25	Hex Nuts (4)	0.36	P.S.
	8/27/25	Drain Disinfectant (2)	19.96	P.S.
	8/27/25	Main Line Cleaner	14.98	P.S.
	8/27/25	66" Aluminum Rake	52.48	P.S.
	9/2/25	Hinge Gate 2pk (2)	84.94	P.S.
	9/2/25	Exit Lights (2)	59.94	P.S.
	9/2/25	Emergency Lights	49.97	P.S.
		TOTAL	<u>\$530.92</u>	



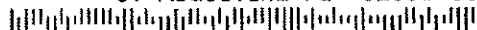
7534 0100 NO RP 24 05262025 YNNNNNN 0014126 S3 T8

1oz 0RE

1981 1 AB 0.588



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



YOUR ACCOUNT IS PAST DUE.

If you're having trouble paying your bill, we can work with you. Just call 1.800.TERMINIX to speak with a billing representative. You can also pay your bill online or by mail.

ACCOUNT INVOICE

My Customer Number: 4209310

Please Pay By: Upon Receipt

Total Due: \$187.00



PAY ONLINE

TerminixCommercial.com



PAY BY PHONE

1.855.456.3631

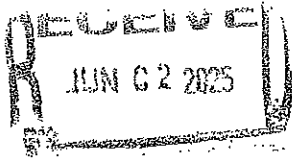


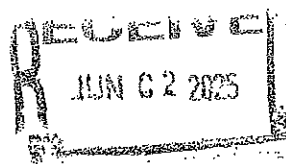
QUESTIONS

• 1.800.TERMINIX

• TerminixCommercial.com



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
04/26/2025	Pest Control Work Order 20930414451 Environmental and Safety Surcharge	458996564	\$180.00 \$7.00		\$187.00
Location: 14530 CHERRY LAKE DR E, JACKSONVILLE FL 32258					
Was not approved until 9/18/25 TP 9/18/25					
DUE DATE: Upon Receipt			TOTAL DUE: \$187.00		
The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.					



Please tear along line to remit.



Payment Options:

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

Circle One: DISCOVER VISA MasterCard American Express

() Exp date: /

Name (as it appears on credit card):

Authorized Signature:

Amount Due: \$187.00

Amount Paid:

Invoice Number: 458996564

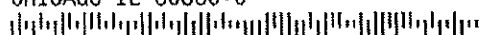
Customer Number: 4209310

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

Sign up for EasyPay
automated payments at
TerminixCommercial.com

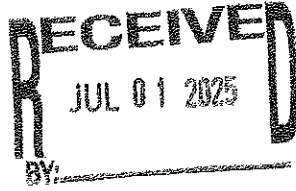
REMIT TO:

TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0



3 00000000 10 000042093108 00000000004589965644 00018700000072640 8

Was not approved until 9/18/25
TP 9/18/25



Invoice

Invoice #: 23065

Date: 07/01/25

Customer PO:

DUE DATE: 07/31/2025

BILL TO

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

FROM

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

DESCRIPTION

#20937 - Standard Maintenance Contract 2025-2026 July 2025

AMOUNT

\$16,980.17

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$16,980.17

Please See Our
Updated Remittance
Information

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions

Was not approved until 9/18/25
TP 9/18/25



Invoice

Invoice #: 23674

Date: 08/08/25

Customer PO:

DUE DATE: 09/07/2025

BILL TO

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

FROM

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

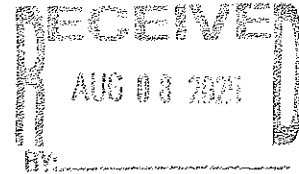
DESCRIPTION

#23287 - Mainline Repair On Bartram Springs Pkwy July 2025

There is a mainline break near the intersection Bartram Springs and Cherry Lake on the north bound side.

This proposal is for all time and material needed to make the repair.

AMOUNT







Landscape Enhancement

Irrigation Labor (Labor)

24.00

\$65.00

\$1,560.00

misc parts (Material)

1.00

\$175.00

\$175.00

\$1,735.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,735.00

**Please See Our
Updated Remittance
Information**

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions



Was not approved until 9/18/25
TP 9/18/25

Invoice

Invoice #: 23675

Date: 08/08/25

Customer PO:

DUE DATE: 09/07/2025

BILL TO

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

FROM

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

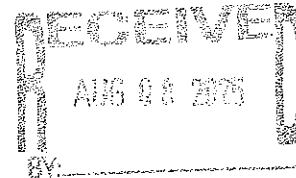
DESCRIPTION

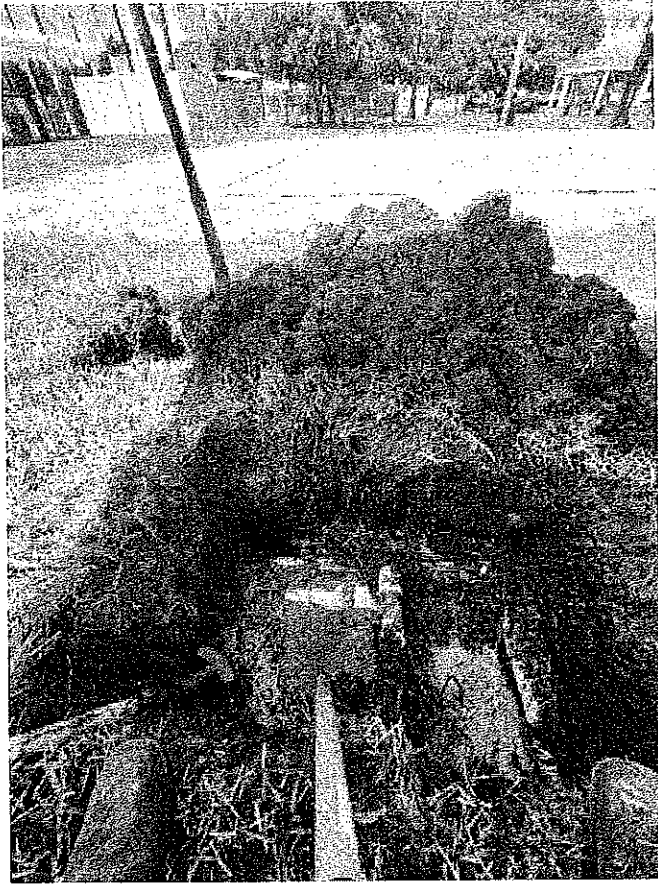
#23375 - Mainline Repair Amenity August 2025

Located a mainline repair in the field behind the amenity center.

This reflects all time and material needed to complete the repairs.

AMOUNT







Landscape Enhancement

2" 90 (Material)	2.00	\$15.00	\$30.00
4" slip fix (Material)	1.00	\$175.00	\$175.00
4" tee (Material)	1.00	\$75.00	\$75.00
Irrigation Labor (Labor)	18.00	\$65.00	\$1,170.00
misc parts (Material)	1.00	\$35.00	\$35.00

\$1,485.00

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$1,485.00

**Please See Our
Updated Remittance
Information**

Remit to Address:
VerdeGo Landscape
PO Box 200341
Dallas, TX 75320-0341

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945950657
Remittance Information:
AR@verdego.com

Credit card convenience fee of 3% will be applied to all transactions