

BARTRAM PARK

Community Development District

April 22, 2020

Bartram Park

Community Development District

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

Phone: 904-940-5850 - Fax: 904-940-5899

April 15, 2020

Board of Supervisors
Bartram Park Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Bartram Park Community Development District will be held Wednesday, April 22, 2020 at 11:00 a.m. via *ZOOM*. Following is the advance agenda for this meeting:

Regular Meeting

- I. Roll Call
- II. Public Comment
- III. Affidavits of Publication
- IV. Approval of Minutes of the January 22, 2020 Meeting
- V. Consideration of Resolution 2020-04, Resetting the Public Hearing Date to Adopt Amended and Restated Rules of Procedure to July 22, 2020 at 11:00 a.m.
- VI. Consideration of Resolution 2020-05, Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing Date for Adoption
- VII. Consideration of Resolution 2020-06, Adopting Internal Controls Policy
- VIII. District Role in Bond Financing Process to Fund Future Race Track Rd. Improvements
 - A. General Information
 - B. Funding Agreement with Eastland Development Group, Inc. Regarding the Financing of Roadway Improvements
 - C. Consideration of Resolution 2020-07, Authorizing Chairman to Finalize Agreement for Tax Increment Financing and Funding
- IX. Presentation of Fiscal Year 2019 Financial Audit
- X. Selection of Audit Committee
- XI. Other Business
- XII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- XIII. Audience Comments
- XIV. Supervisor's Requests
- XV. Financial Reports

- A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2020
- B. Assessment Receipt Schedules
- C. Approval of Check Register
- XVI. Next Scheduled Meeting – July 22, 2020 @ 11:00 a.m. at the Office of England, Thims & Miller located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258
- XVII. Adjournment

Audit Committee Meeting

- I. Roll Call
- II. Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

The fourth order of business is the approval of January 22, 2020 minutes. A copy of the minutes is enclosed for your review.

The fifth order of business is the consideration of resolution 2020-04, resetting the public hearing date to adopt amended and restated rules of procedure to July 22, 2020 at 11:00 a.m. A copy of the resolution is enclosed for your review.

The sixth order of business is the consideration of resolution 2020-05, approving fiscal year 2021 proposed budget and setting a public hearing date for adoption. A copy of the resolution is enclosed for your review.

The seventh order of business is the consideration of resolution 2020-06, adopting internal controls resolution. A copy of the resolution is enclosed for your review.

The eighth order of business is the Districts role in bond financing process to fund future Race Track Rd. improvements. The Board will receive general information on the topic and then consider the funding agreement with Eastland Development Group, Inc regarding the financing of roadway improvements. The Board will then consider resolution 2020-07, authorizing the Chairman to finalize the agreement for tax increment financing and funding. A copy of the agreement and resolution are enclosed for your review.

The ninth order of business is the presentation of the fiscal year 2019 financial audit. A copy of the audit is enclosed for your review.

The tenth order of business is the selection of an audit committee.

Listed under financial reports is the balance sheet and statement of revenues & expenditures, assessment receipt schedules, and the check register for your review.

Immediately following adjournment of the Regular Meeting, the Audit Committee will meet for selection of Audit RFP Criteria.

We look forward to seeing you at the special meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

James Oliver

James Oliver
Manager

Cc: Wes Haber
Matt Maggiore
Darrin Mossing

AGENDA

Bartram Park Community Development District Agenda

Wednesday
April 22, 2020
11:00 a.m.

www.BartramParkCDD.com
Call In # 1-800-264-8432 Code 768004
ZOOM: <https://zoom.us/join>

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Audit Committee Meeting

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- II. Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

MINUTES

MINUTES OF MEETING
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Park Community Development District was held on Wednesday, January 22, 2020 at 11:00 a.m. at the Offices of England-Thims & Miller, Inc. 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present and constituting a quorum were:

Trisston "Tim" Brown	Chairman
James Griffith	Vice Chairman
Joan Nero	Supervisor
Patricia Evert	Supervisor (by phone)
Don Smith	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 23, 2019 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the October 23, 2019 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Brown seconded by Ms. Evert with all in favor the Minutes of the October 23, 2019 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes

Mr. Haber stated I recommend that we table this item. My firm will get you the more recent version of the proposed internal controls policy and then we will have the board adopt it at the next meeting.

Ms. Nero stated I had the impression that it was a mandatory statute and the first wording on the rule is to say.

Mr. Haber stated I think it is fine to have that language. It is required to have these rules for that purpose. We would be meeting the mandate by having these rules that still have that language.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-03, Setting Public Hearing and Authorization to Publish Notice of Hearing for Purpose of Adopting Amended and Restated Rules of Procedure

Mr. Haber stated this is not the first time this CDD has done this. When the CDD was first established it held a public hearing to adopt rules of procedure. The rules cover a number of issues as it relates to the day to day operations of the District. The vast majority of the rules cover procurement policies. Our office monitors the legislative session to follow any changes in the law as it relates to special Districts. As we see more and more laws change, our office takes a look at our rules of procedure and we make necessary amendments to bring the rules current with any changes in the law. Also, if we see something in the prior rules that would benefit from a change then we will sometimes make those type of changes, as well. You can adopt a policy without the need for a public hearing and you can amend from time to time without the need of a public hearing. These are rules. Rules are required under Florida Law to be adopted at a public hearing. Included in your agenda package is a memo that explains the more substantive changes and more minor changes that we made to the rules. There is also a resolution included, which seeks to set a public hearing date to formally adopt these amended rules.

On MOTION by Mr. Griffith seconded by Mr. Smith with all in favor Resolution 2020-03 Setting a Public Hearing and Authorization to Publish Notice of Hearing for Purpose of Adopting Amended and Restated Rules of Procedure for April 22, 2020 at the Offices of England Thims & Miller, 14775 Old St. Augustine Road, Jacksonville, Florida 32258 was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager – Presentation of Corrected Letter from Supervisor of Elections Office on the Number of Registered Voters

Mr. Oliver stated at the October meeting Pat had noticed that on the supervisor of elections letter that it listed only 982 registered voters in the District. Since that time, we got with that office and they sent us a corrected letter with the number of 5,459 registered voters in the District. Also, the master association would not prefer to have links on the CDD to their website.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brown stated they posted the speed limit signs.

Mr. Smith stated I hate to be a negative person but since November when my wife had knee replacement surgery and I have been on that road a lot more. I came through this morning and the average speed of cars this week was 55 mph. Has there been any patrol of the area by the Duval County Police Department and were any tickets issued?

Ms. Nero responded I have seen a couple cars that were pulled over.

Mr. Brown stated I wonder if we could request a monthly speed trap be put out there.

Mr. Oliver stated I am happy to send a letter out from the board of supervisors to address the traffic concerns to Danny and Mike Williams.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2019

Mr. Oliver stated included in your agenda package is a copy of the balance sheet ending December 31, 2019.

B. Assessment Receipt Schedules

Mr. Oliver stated included in your agenda package is a copy of the assessment receipts schedule.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is a copy of the check register.

On MOTION by Mr. Smith seconded by Mr. Griffith with all in favor the Check Register was approved.
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ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 22, 2020 @ 11:00 a.m. at the Offices of England, Thims & Miller located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258

Mr. Oliver stated the next scheduled meeting is April 22, 2020 at 11:00 a.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown seconded by Ms. Nero with all in favor the Meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-03 TO RESET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF AMENDED AND RESTATED RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bartram Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Jacksonville, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, on January 22, 2020, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2020-03, setting a public hearing to consider and hear comment on the adoption of Amended and Restated Rules of Procedure for 11:00 a.m. on April 22, 2020, at the Offices of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258; and

WHEREAS, the Board now desires to reset the date of the public hearing to July 22, 2020, and provide for publication of notice in accordance with Chapter 120, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING DATE RESET. Resolution 2020-03 is hereby amended to reflect that the public hearing to adopt the District’s Amended and Restated Rules of Procedure as declared in Resolution 2020-03 is reset to:

Date: July 22, 2020
Time: 11:00 a.m.
Location: Offices of England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

SECTION 2. RESOLUTION 2020-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2020-03 continue in full force and effect.

SECTION 3. AUTHORIZED TO PUBLISH NOTICE. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 2nd day of April, 2020.

ATTEST:

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SIXTH ORDER OF BUSINESS

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bartram Park Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2020

HOUR: _____

LOCATION: England-Thims & Miller Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF APRIL, 2020.

ATTEST:

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2020/2021 Proposed Budgets

Exhibit A
Fiscal Year 2020/2021 Proposed Budgets

[DM to insert]

***Proposed Budget
Fiscal Year 2021***

***Bartram Park Community
Development District***

April 22, 2020



**Bartram Park
Community Development District**

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Bartram Park

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments - On Roll	\$129,808	\$127,523	\$2,285	\$129,808	\$129,808
Interest	\$0	\$19	\$19	\$38	\$0
TOTAL REVENUES	\$129,808	\$127,542	\$2,304	\$129,845	\$129,808
Expenditures					
Administrative					
Supervisor Fees	\$4,800	\$2,000	\$2,000	\$4,000	\$4,800
FICA Expense	\$367	\$153	\$153	\$306	\$367
Engineering	\$8,500	\$45	\$1,955	\$2,000	\$8,500
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Arbitrage	\$4,100	\$600	\$600	\$1,200	\$4,100
Dissemination	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Attorney	\$20,000	\$2,411	\$7,589	\$10,000	\$20,000
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Trustee Fees	\$16,500	\$12,417	\$4,783	\$17,200	\$17,200
Management Fees	\$41,600	\$20,800	\$20,800	\$41,600	\$41,600
Computer Time	\$1,000	\$500	\$500	\$1,000	\$1,000
Website Compliance	\$1,700	\$250	\$1,450	\$1,700	\$1,700
Telephone	\$50	\$33	\$35	\$68	\$75
Postage	\$600	\$76	\$524	\$600	\$600
Printing & Binding	\$1,000	\$269	\$731	\$1,000	\$1,000
Insurance	\$6,646	\$6,193	\$0	\$6,193	\$6,646
Legal Advertising	\$800	\$276	\$524	\$800	\$800
Other Current Charges	\$800	\$1,150	\$0	\$1,150	\$1,200
Office Supplies	\$100	\$37	\$63	\$100	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Operating Reserves	\$6,069	\$0	\$6,069	\$6,069	\$4,944
TOTAL EXPENDITURES	\$129,807	\$60,635	\$49,526	\$110,161	\$129,807
Assigned Fund Balance	\$0	\$66,907	(\$47,223)	\$19,685	\$0

	FY 2018	FY 2019	FY 2020	FY 2021
Per Unit Assessments	\$33.75	\$33.75	\$33.75	\$33.75

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2020

REVENUES:

Maintenance Assessments:

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

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Arbitrage

The District is required to have an Arbitrage Rebate Calculation on the districts 2015 Special Assessment Bonds and 2012-1 thru 2012-5 Convertible Capital Appreciation Special Assessment Bonds. The district has contracted with Grau & Associates to provide these calculations for each bond issue.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The district has contracted with Governmental Management Services to provide for this service.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The district has contracted with Grau and Associates.

Trustee Fees

The District issued Series 2015 Special Assessment Bonds and 2012-1 thru 2012-5 Convertible Capital Appreciation Special Assessment Bonds which are held with a Trustee at BNY Mellon. The amount of the trustee fees is based on the agreement between BNY Mellon and the District for each bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2020

Computer Time

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly at \$41.67 monthly and also included \$1200 annual human audit to be provided by VGlobalTech.

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges, amortization schedule fee, and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Bartram Park

Community Development District

Debt Service Fund

Series 2012-1

Description	Adopted Budget FY 2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments - On Roll	\$397,924	\$391,863	\$6,061	\$397,924	\$397,924
Interest Income	\$2,000	\$3,158	\$4,020	\$7,178	\$4,000
Carry Forward Surplus	\$149,819	\$149,890	\$0	\$149,890	\$151,242
TOTAL REVENUES	\$549,743	\$544,911	\$10,081	\$554,992	\$553,167
Expenditures					
Interest - 11/1	\$129,250	\$129,250	\$0	\$129,250	\$124,991
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1	\$129,250	\$0	\$129,500	\$129,500	\$124,991
Principal - 5/1	\$140,000	\$0	\$140,000	\$140,000	\$150,000
TOTAL EXPENDITURES	\$398,500	\$134,250	\$269,500	\$403,750	\$399,981
EXCESS REVENUES	\$151,243	\$410,661	(\$259,419)	\$151,242	\$153,185

11/1/21 \$120,584

* All pay downs on the S2012-1 except for one resident payoff

Assessment Table

Tract	Units	Unit Type	Per Unit Assessment	Total Assessment
21	121	40'	\$1,711	\$207,089
	40	50'	\$2,139	\$85,574
	6	50'	\$2,000	\$12,000
	0	50'	\$0	\$0
	45	60'	\$2,567	\$115,525
	5	60'	\$2,000	\$10,000
	217			\$430,188
Less: Discounts and Collections (7.5%)				(\$32,264)
Net Assessment - Per Methodology				\$397,924

Bartram Park

Community Development District

Amortization Schedule

Series 2012-1, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$4,395,000.00	5.875%	\$140,000.00	\$129,103.13	
11/01/20	\$4,255,000.00	5.875%	\$0.00	\$124,990.63	\$394,093.75
05/01/21	\$4,255,000.00	5.875%	\$150,000.00	\$124,990.63	
11/01/21	\$4,105,000.00	5.875%	\$0.00	\$120,584.38	\$395,575.00
05/01/22	\$4,105,000.00	5.875%	\$160,000.00	\$120,584.38	
11/01/22	\$3,945,000.00	5.875%	\$0.00	\$115,884.38	\$396,468.75
05/01/23	\$3,945,000.00	5.875%	\$170,000.00	\$115,884.38	
11/01/23	\$3,775,000.00	5.875%	\$0.00	\$110,890.63	\$396,775.00
05/01/24	\$3,775,000.00	5.875%	\$180,000.00	\$110,890.63	
11/01/24	\$3,595,000.00	5.875%	\$0.00	\$105,603.13	\$396,493.75
05/01/25	\$3,595,000.00	5.875%	\$190,000.00	\$105,603.13	
11/01/25	\$3,405,000.00	5.875%	\$0.00	\$100,021.88	\$395,625.00
05/01/26	\$3,405,000.00	5.875%	\$200,000.00	\$100,021.88	
11/01/26	\$3,205,000.00	5.875%	\$0.00	\$94,146.88	\$394,168.75
05/01/27	\$3,205,000.00	5.875%	\$215,000.00	\$94,146.88	
11/01/27	\$2,990,000.00	5.875%	\$0.00	\$87,831.25	\$396,978.13
05/01/28	\$2,990,000.00	5.875%	\$225,000.00	\$87,831.25	
11/01/28	\$2,765,000.00	5.875%	\$0.00	\$81,221.88	\$394,053.13
05/01/29	\$2,765,000.00	5.875%	\$240,000.00	\$81,221.88	
11/01/29	\$2,525,000.00	5.875%	\$0.00	\$74,171.88	\$395,393.75
05/01/30	\$2,525,000.00	5.875%	\$255,000.00	\$74,171.88	
11/01/30	\$2,270,000.00	5.875%	\$0.00	\$66,681.25	\$395,853.13
05/01/31	\$2,270,000.00	5.875%	\$270,000.00	\$66,681.25	
11/01/31	\$2,000,000.00	5.875%	\$0.00	\$58,750.00	\$395,431.25
05/01/32	\$2,000,000.00	5.875%	\$285,000.00	\$58,750.00	
11/01/32	\$1,715,000.00	5.875%	\$0.00	\$50,378.13	\$394,128.13
05/01/33	\$1,715,000.00	5.875%	\$305,000.00	\$50,378.13	
11/01/33	\$1,410,000.00	5.875%	\$0.00	\$41,418.75	\$396,796.88
05/01/34	\$1,410,000.00	5.875%	\$325,000.00	\$41,418.75	
11/01/34	\$1,085,000.00	5.875%	\$0.00	\$31,871.88	\$398,290.63
05/01/35	\$1,085,000.00	5.875%	\$340,000.00	\$31,871.88	
11/01/35	\$745,000.00	5.875%	\$0.00	\$21,884.38	\$393,756.25
05/01/36	\$745,000.00	5.875%	\$360,000.00	\$21,884.38	
11/01/36	\$385,000.00	5.875%	\$0.00	\$11,309.38	\$393,193.75
05/01/37	\$385,000.00	5.875%	\$385,000.00	\$11,309.38	
11/01/37					\$396,309.38
TOTAL			\$4,395,000.00	\$2,724,384.38	\$7,119,384.38

Bartram Park

Community Development District

Debt Service Fund

Series 2012-2

Description	Adopted Budget FY 2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$258,965	\$255,020	\$3,944	\$258,965	\$258,965
Interest Income	\$2,000	\$2,485	\$2,850	\$5,335	\$2,000
Carry Forward Surplus	\$147,951	\$147,954	\$0	\$147,954	\$151,604
TOTAL REVENUES	\$408,916	\$405,460	\$6,794	\$412,254	\$412,569
Expenditures					
Interest 11/1	\$80,325	\$80,325	\$0	\$80,325	\$77,625
Interest - 5/1	\$80,325	\$0	\$80,325	\$80,325	\$77,625
Principal - 5/1	\$100,000	\$0	\$100,000	\$100,000	\$105,000
TOTAL EXPENDITURES	\$260,650	\$80,325	\$180,325	\$260,650	\$260,250
EXCESS REVENUES	\$148,266	\$325,135	(\$173,531)	\$151,604	\$152,319

11/1/21

\$74,790

Assessment Table

Tract	Units	Unit Type	Per Unit Assessment	Total Assessment
22	336	BP Apts	\$833	\$279,962
Less: Discounts and Collections (7.5%)				(\$20,997)
Net Assessment - Per Methodology				\$258,965

Bartram Park

Community Development District

Amortization Schedule

Series 2012-2, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$2,975,000.00	5.40%	\$100,000.00	\$80,325.00	
11/01/20	\$2,875,000.00	5.40%	\$0.00	\$77,625.00	\$257,950.00
05/01/21	\$2,875,000.00	5.40%	\$105,000.00	\$77,625.00	
11/01/21	\$2,770,000.00	5.40%	\$0.00	\$74,790.00	\$257,415.00
05/01/22	\$2,770,000.00	5.40%	\$110,000.00	\$74,790.00	
11/01/22	\$2,660,000.00	5.40%	\$0.00	\$71,820.00	\$256,610.00
05/01/23	\$2,660,000.00	5.40%	\$120,000.00	\$71,820.00	
11/01/23	\$2,540,000.00	5.40%	\$0.00	\$68,580.00	\$260,400.00
05/01/24	\$2,540,000.00	5.40%	\$125,000.00	\$68,580.00	
11/01/24	\$2,415,000.00	5.40%	\$0.00	\$65,205.00	\$258,785.00
05/01/25	\$2,415,000.00	5.40%	\$130,000.00	\$65,205.00	
11/01/25	\$2,285,000.00	5.40%	\$0.00	\$61,695.00	\$256,900.00
05/01/26	\$2,285,000.00	5.40%	\$140,000.00	\$61,695.00	
11/01/26	\$2,145,000.00	5.400%	\$0.00	\$57,915.00	\$259,610.00
05/01/27	\$2,145,000.00	5.400%	\$145,000.00	\$57,915.00	
11/01/27	\$2,000,000.00	5.400%	\$0.00	\$54,000.00	\$256,915.00
05/01/28	\$2,000,000.00	5.400%	\$155,000.00	\$54,000.00	
11/01/28	\$1,845,000.00	5.400%	\$0.00	\$49,815.00	\$258,815.00
05/01/29	\$1,845,000.00	5.400%	\$165,000.00	\$49,815.00	
11/01/29	\$1,680,000.00	5.400%	\$0.00	\$45,360.00	\$260,175.00
05/01/30	\$1,680,000.00	5.400%	\$175,000.00	\$45,360.00	
11/01/30	\$1,505,000.00	5.400%	\$0.00	\$40,635.00	\$260,995.00
05/01/31	\$1,505,000.00	5.400%	\$180,000.00	\$40,635.00	
11/01/31	\$1,325,000.00	5.400%	\$0.00	\$35,775.00	\$256,410.00
05/01/32	\$1,325,000.00	5.400%	\$190,000.00	\$35,775.00	
11/01/32	\$1,135,000.00	5.400%	\$0.00	\$30,645.00	\$256,420.00
05/01/33	\$1,135,000.00	5.400%	\$205,000.00	\$30,645.00	
11/01/33	\$930,000.00	5.400%	\$0.00	\$25,110.00	\$260,755.00
05/01/34	\$930,000.00	5.400%	\$215,000.00	\$25,110.00	
11/01/34	\$715,000.00	5.400%	\$0.00	\$19,305.00	\$259,415.00
05/01/35	\$715,000.00	5.400%	\$225,000.00	\$19,305.00	
11/01/35	\$490,000.00	5.400%	\$0.00	\$13,230.00	\$257,535.00
05/01/36	\$490,000.00	5.400%	\$240,000.00	\$13,230.00	
11/01/36	\$250,000.00	5.400%	\$0.00	\$6,750.00	\$259,980.00
05/01/37	\$250,000.00	5.400%	\$250,000.00	\$6,750.00	\$256,750.00
TOTAL			\$2,975,000.00	\$1,676,835.00	\$4,651,835.00

Bartram Park

Community Development District

Debt Service Fund

Series 2012-3

Description	Adopted Budget FY 2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$388,839	\$382,916	\$5,923	\$388,839	\$388,839
Interest Income	\$2,000	\$3,062	\$3,720	\$6,782	\$4,000
Carry Forward Surplus	\$142,780	\$135,565	\$0	\$135,565	\$129,441
TOTAL REVENUES	\$533,619	\$521,543	\$9,643	\$531,185	\$522,280
Expenditures					
Interest - 11/1	\$125,872	\$125,872	\$0	\$125,872	\$121,466
Interest - 5/1	\$125,872	\$0	\$125,872	\$125,872	\$121,466
Principal - 5/1	\$140,000	\$0	\$140,000	\$140,000	\$145,000
Special Call - 5/1	\$0	\$0	\$10,000	\$10,000	\$0
TOTAL EXPENDITURES	\$391,744	\$125,872	\$275,872	\$401,744	\$387,931
EXCESS REVENUES	\$141,875	\$395,671	(\$266,229)	\$129,441	\$134,349

11/1/21

\$117,206

Assessment Table

Tract	Units	Unit Type	Per Unit Assessment	Total Assessment
23	143	40'	\$1,737	\$248,398
	54	50'	\$2,171	\$117,251
	0	50'	\$2,000	\$0
	0	50'	\$0	\$0
	21	60'	\$2,606	\$54,717
	0	60'	\$2,000	\$0
	218			\$420,367
Less: Discounts and Collections (7.5%)				(\$31,527)
Net Assessment - Per Methodology				\$388,839

Bartram Park

Community Development District

Amortization Schedule

Series 2012-3, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$4,285,000.00	5.875%	\$150,000.00	\$125,871.88	
11/01/20	\$4,135,000.00	5.875%	\$0.00	\$121,465.63	\$121,465.63
05/01/21	\$4,135,000.00	5.875%	\$145,000.00	\$121,465.63	
11/01/21	\$3,990,000.00	5.875%	\$0.00	\$117,206.25	\$383,671.88
05/01/22	\$3,990,000.00	5.875%	\$155,000.00	\$117,206.25	
11/01/22	\$3,835,000.00	5.875%	\$0.00	\$112,653.13	\$384,859.38
05/01/23	\$3,835,000.00	5.875%	\$165,000.00	\$112,653.13	
11/01/23	\$3,670,000.00	5.875%	\$0.00	\$107,806.25	\$385,459.38
05/01/24	\$3,670,000.00	5.875%	\$175,000.00	\$107,806.25	
11/01/24	\$3,495,000.00	5.875%	\$0.00	\$102,665.63	\$385,471.88
05/01/25	\$3,495,000.00	5.875%	\$185,000.00	\$102,665.63	
11/01/25	\$3,310,000.00	5.875%	\$0.00	\$97,231.25	\$384,896.88
05/01/26	\$3,310,000.00	5.875%	\$195,000.00	\$97,231.25	
11/01/26	\$3,115,000.00	5.875%	\$0.00	\$91,503.13	\$383,734.38
05/01/27	\$3,115,000.00	5.875%	\$210,000.00	\$91,503.13	
11/01/27	\$2,905,000.00	5.875%	\$0.00	\$85,334.38	\$386,837.50
05/01/28	\$2,905,000.00	5.875%	\$220,000.00	\$85,334.38	
11/01/28	\$2,685,000.00	5.875%	\$0.00	\$78,871.88	\$384,206.25
05/01/29	\$2,685,000.00	5.875%	\$235,000.00	\$78,871.88	
11/01/29	\$2,450,000.00	5.875%	\$0.00	\$71,968.75	\$385,840.63
05/01/30	\$2,450,000.00	5.875%	\$245,000.00	\$71,968.75	
11/01/30	\$2,205,000.00	5.875%	\$0.00	\$64,771.88	\$381,740.63
05/01/31	\$2,205,000.00	5.875%	\$260,000.00	\$64,771.88	
11/01/31	\$1,945,000.00	5.875%	\$0.00	\$57,134.38	\$381,906.25
05/01/32	\$1,945,000.00	5.875%	\$280,000.00	\$57,134.38	
11/01/32	\$1,665,000.00	5.875%	\$0.00	\$48,909.38	\$386,043.75
05/01/33	\$1,665,000.00	5.875%	\$295,000.00	\$48,909.38	
11/01/33	\$1,370,000.00	5.875%	\$0.00	\$40,243.75	\$384,153.13
05/01/34	\$1,370,000.00	5.875%	\$315,000.00	\$40,243.75	
11/01/34	\$1,055,000.00	5.875%	\$0.00	\$30,990.63	\$386,234.38
05/01/35	\$1,055,000.00	5.875%	\$330,000.00	\$30,990.63	
11/01/35	\$725,000.00	5.875%	\$0.00	\$21,296.88	\$382,287.50
05/01/36	\$725,000.00	5.875%	\$350,000.00	\$21,296.88	
11/01/36	\$375,000.00	5.875%	\$0.00	\$11,015.63	\$382,312.50
05/01/37	\$375,000.00	5.875%	\$375,000.00	\$11,015.63	\$386,015.63
TOTAL			\$4,135,000.00	\$2,522,137.50	\$6,657,137.50

Bartram Park

Community Development District

Debt Service Fund

Series 2012-4

Description	Adopted Budget FY 2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$267,478	\$261,484	\$5,994	\$267,478	\$267,478
Interest Income	\$1,000	\$3,150	\$2,592	\$5,742	\$2,000
Carry Forward Surplus	\$244,985	\$444,478	\$0	\$444,478	\$110,302
TOTAL REVENUES	\$513,462	\$709,111	\$8,586	\$717,697	\$379,780
Expenditures					
Interest 11/1	\$91,395	\$90,720	\$0	\$90,720	\$78,975
Special Call - 11/1	\$290,000	\$335,000	\$0	\$335,000	\$0
Interest - 5/1	\$91,395	\$0	\$81,675	\$81,675	\$78,975
Principal - 5/1	\$115,000	\$0	\$100,000	\$100,000	\$110,000
TOTAL EXPENDITURES	\$587,790	\$425,720	\$181,675	\$607,395	\$267,950
EXCESS REVENUES	(\$74,328)	\$283,391	(\$173,089)	\$110,302	\$111,830

11/1/21 \$76,005

Assessment Table

Tract	Units	Unit Type	Per Unit Assessment	Total Assessment
24	139	Single-Family	\$2,108	\$289,165
Less: Discounts and Collections (7.5%)				(\$21,687)
Net Assessment - Per Methodology				\$267,478

Bartram Park

Community Development District

Amortization Schedule

Series 2012-4, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$3,025,000.00	5.40%	\$100,000.00	\$81,675.00	
11/01/20	\$2,925,000.00	5.40%	\$0.00	\$78,975.00	\$260,650.00
05/01/21	\$2,925,000.00	5.40%	\$110,000.00	\$78,975.00	
11/01/21	\$2,815,000.00	5.40%	\$0.00	\$76,005.00	\$264,980.00
05/01/22	\$2,815,000.00	5.40%	\$115,000.00	\$76,005.00	
11/01/22	\$2,700,000.00	5.40%	\$0.00	\$72,900.00	\$263,905.00
05/01/23	\$2,700,000.00	5.40%	\$120,000.00	\$72,900.00	
11/01/23	\$2,580,000.00	5.40%	\$0.00	\$69,660.00	\$262,560.00
05/01/24	\$2,580,000.00	5.40%	\$125,000.00	\$69,660.00	
11/01/24	\$2,455,000.00	5.40%	\$0.00	\$66,285.00	\$260,945.00
05/01/25	\$2,455,000.00	5.40%	\$135,000.00	\$66,285.00	
11/01/25	\$2,320,000.00	5.40%	\$0.00	\$62,640.00	\$263,925.00
05/01/26	\$2,320,000.00	5.40%	\$140,000.00	\$62,640.00	
11/01/26	\$2,180,000.00	5.40%	\$0.00	\$58,860.00	\$261,500.00
05/01/27	\$2,180,000.00	5.40%	\$150,000.00	\$58,860.00	
11/01/27	\$2,030,000.00	5.40%	\$0.00	\$54,810.00	\$263,670.00
05/01/28	\$2,030,000.00	5.40%	\$160,000.00	\$54,810.00	
11/01/28	\$1,870,000.00	5.40%	\$0.00	\$50,490.00	\$265,300.00
05/01/29	\$1,870,000.00	5.40%	\$165,000.00	\$50,490.00	
11/01/29	\$1,705,000.00	5.40%	\$0.00	\$46,035.00	\$261,525.00
05/01/30	\$1,705,000.00	5.40%	\$175,000.00	\$46,035.00	
11/01/30	\$1,530,000.00	5.40%	\$0.00	\$41,310.00	\$262,345.00
05/01/31	\$1,530,000.00	5.40%	\$185,000.00	\$41,310.00	
11/01/31	\$1,345,000.00	5.40%	\$0.00	\$36,315.00	\$262,625.00
05/01/32	\$1,345,000.00	5.40%	\$195,000.00	\$36,315.00	
11/01/32	\$1,150,000.00	5.40%	\$0.00	\$31,050.00	\$262,365.00
05/01/33	\$1,150,000.00	5.40%	\$205,000.00	\$31,050.00	
11/01/33	\$945,000.00	5.40%	\$0.00	\$25,515.00	\$261,565.00
05/01/34	\$945,000.00	5.40%	\$220,000.00	\$25,515.00	
11/01/34	\$725,000.00	5.40%	\$0.00	\$19,575.00	\$265,090.00
05/01/35	\$725,000.00	5.40%	\$230,000.00	\$19,575.00	
11/01/35	\$495,000.00	5.40%	\$0.00	\$13,365.00	\$262,940.00
05/01/36	\$495,000.00	5.40%	\$240,000.00	\$13,365.00	
11/01/36	\$255,000.00	5.40%	\$0.00	\$6,885.00	\$260,250.00
05/01/37	\$255,000.00	5.40%	\$255,000.00	\$6,885.00	
11/01/37					\$261,885.00
TOTAL			\$3,025,000.00	\$1,703,025.00	\$4,728,025.00

Bartram Park

Community Development District

Debt Service Fund

Series 2012-5

Description	Adopted Budget FY 2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$282,514	\$278,211	\$4,303	\$282,514	\$282,514
Interest Income	\$1,000	\$2,401	\$3,773	\$6,174	\$3,000
Carry Forward Surplus	\$140,021	\$139,783	\$0	\$139,783	\$120,917
TOTAL REVENUES	\$423,535	\$420,396	\$8,076	\$428,472	\$406,431
Expenditures					
Interest 11/1	\$91,640	\$91,640	\$0	\$91,640	\$88,015
Principal Prepayment 11/1	\$25,000	\$25,000	\$0	\$25,000	\$0
Interest - 5/1	\$91,640	\$0	\$90,915	\$90,915	\$88,015
Principal - 5/1	\$100,000	\$0	\$100,000	\$100,000	\$110,000
		\$0			
TOTAL EXPENDITURES	\$308,280	\$116,640	\$190,915	\$307,555	\$286,030
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$115,255	\$303,756	(\$182,839)	\$120,917	\$120,401

11/1/21 \$84,825

Assessment Table

Tract	Units	Unit Type	Per Unit Assessment	Total Assessment
25	100	40'	\$1,730	\$173,043
	36	50'	\$2,163	\$77,869
	21	60'	\$2,596	\$54,508
	157			\$305,421
	Less: Discounts and Collections (7.5%)			(\$22,907)
	Net Assessment - Per Methodology			\$282,514

Bartram Park

Community Development District

Amortization Schedule

Series 2012-5, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$3,135,000.00	5.800%	\$100,000.00	\$90,915.00	
11/01/20	\$3,035,000.00	5.800%	\$0.00	\$88,015.00	\$278,930.00
05/01/21	\$3,035,000.00	5.800%	\$110,000.00	\$88,015.00	
11/01/21	\$2,925,000.00	5.800%	\$0.00	\$84,825.00	\$282,840.00
05/01/22	\$2,925,000.00	5.800%	\$115,000.00	\$84,825.00	
11/01/22	\$2,810,000.00	5.800%	\$0.00	\$81,490.00	\$281,315.00
05/01/23	\$2,810,000.00	5.800%	\$120,000.00	\$81,490.00	
11/01/23	\$2,690,000.00	5.800%	\$0.00	\$78,010.00	\$279,500.00
05/01/24	\$2,690,000.00	5.800%	\$130,000.00	\$78,010.00	
11/01/24	\$2,560,000.00	5.800%	\$0.00	\$74,240.00	\$282,250.00
05/01/25	\$2,560,000.00	5.800%	\$135,000.00	\$74,240.00	
11/01/25	\$2,425,000.00	5.800%	\$0.00	\$70,325.00	\$279,565.00
05/01/26	\$2,425,000.00	5.800%	\$145,000.00	\$70,325.00	
11/01/26	\$2,280,000.00	5.800%	\$0.00	\$66,120.00	\$281,445.00
05/01/27	\$2,280,000.00	5.800%	\$155,000.00	\$66,120.00	
11/01/27	\$2,125,000.00	5.800%	\$0.00	\$61,625.00	\$282,745.00
05/01/28	\$2,125,000.00	5.800%	\$160,000.00	\$61,625.00	
11/01/28	\$1,965,000.00	5.800%	\$0.00	\$56,985.00	\$278,610.00
05/01/29	\$1,965,000.00	5.800%	\$170,000.00	\$56,985.00	
11/01/29	\$1,795,000.00	5.800%	\$0.00	\$52,055.00	\$279,040.00
05/01/30	\$1,795,000.00	5.800%	\$180,000.00	\$52,055.00	
11/01/30	\$1,615,000.00	5.800%	\$0.00	\$46,835.00	\$278,890.00
05/01/31	\$1,615,000.00	5.800%	\$190,000.00	\$46,835.00	
11/01/31	\$1,425,000.00	5.800%	\$0.00	\$41,325.00	\$278,160.00
05/01/32	\$1,425,000.00	5.800%	\$205,000.00	\$41,325.00	
11/01/32	\$1,220,000.00	5.800%	\$0.00	\$35,380.00	\$281,705.00
05/01/33	\$1,220,000.00	5.800%	\$215,000.00	\$35,380.00	
11/01/33	\$1,005,000.00	5.800%	\$0.00	\$29,145.00	\$279,525.00
05/01/34	\$1,005,000.00	5.800%	\$230,000.00	\$29,145.00	
11/01/34	\$775,000.00	5.800%	\$0.00	\$22,475.00	\$281,620.00
05/01/35	\$775,000.00	5.800%	\$245,000.00	\$22,475.00	
11/01/35	\$530,000.00	5.800%	\$0.00	\$15,370.00	\$282,845.00
05/01/36	\$530,000.00	5.800%	\$255,000.00	\$15,370.00	
11/01/36	\$275,000.00	5.800%	\$0.00	\$7,975.00	\$278,345.00
05/01/37	\$275,000.00	5.800%	\$275,000.00	\$7,975.00	
11/01/37					\$282,975.00
TOTAL			\$3,135,000.00	\$1,915,305.00	\$5,050,305.00

Bartram Park

Community Development District

Debt Service Fund

Series 2015A-1/A-2

Description	Adopted Budget FY 2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$1,395,346	\$1,374,092	\$21,254	\$1,395,346	\$1,395,346
Interest Income	\$10,000	\$12,469	\$14,070	\$26,539	\$15,000
(1) Carry Forward Surplus	\$324,527	\$1,232,500	\$0	\$1,232,500	\$350,984
TOTAL REVENUES	\$1,729,873	\$2,619,060	\$35,324	\$2,654,384	\$1,761,330
Expenditures					
<u>Series 2015A-1</u>					
Interest 11/1	\$261,963	\$261,963	\$0	\$261,963	\$240,059
Principal Prepayment - 11/1	\$0	\$160,000	\$0	\$160,000	\$0
Interest - 5/1	\$261,963	\$0	\$261,963	\$261,963	\$240,059
Principal - 5/1	\$600,000	\$0	\$600,000	\$600,000	\$570,000
Principal Prepayment - 5/1	\$0	\$0	\$60,000	\$60,000	\$0
<u>Series 2015A-2</u>					
Interest 11/1	\$74,763	\$74,713	\$0	\$74,713	\$67,963
Principal Prepayment - 11/1	\$0	\$665,000	\$0	\$665,000	\$0
Interest - 5/1	\$74,763	\$0	\$74,763	\$74,763	\$67,963
Principal - 5/1	\$130,000	\$0	\$130,000	\$130,000	\$130,000
Principal Prepayment - 5/1	\$0	\$0	\$15,000	\$15,000	\$0
TOTAL EXPENDITURES	\$1,403,450	\$1,161,675	\$1,141,725	\$2,303,400	\$1,316,044
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$326,423	\$1,457,385	(\$1,106,401)	\$350,984	\$445,287

(1) Carry forward surplus is net of the reserve requirement

Series 2015A-1 Interest - 11/1/21	\$231,509
Series 2015A-2 Interest - 11/1/21	\$65,038
	\$296,547

FY 2021	
Net Assessments	\$1,395,346
Plus Collection Fees (7.5%)	\$113,136
Gross Assessments	\$1,508,482

Bartram Park

Amortization Schedule

Community Development District

Series 2015A-1, Special Assessment Revenue Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$11,440,000.00	\$0.00	\$261,962.50	
11/01/20	\$11,440,000.00	\$0.00	\$240,059.38	\$240,059.38
05/01/21	\$11,440,000.00	\$570,000.00	\$240,059.38	
11/01/21	\$10,870,000.00	\$0.00	\$231,509.38	\$1,041,568.76
05/01/22	\$10,870,000.00	\$585,000.00	\$231,509.38	
11/01/22	\$10,285,000.00	\$0.00	\$222,368.75	\$1,038,878.13
05/01/23	\$10,285,000.00	\$605,000.00	\$222,368.75	
11/01/23	\$9,680,000.00	\$0.00	\$212,537.50	\$1,039,906.25
05/01/24	\$9,680,000.00	\$630,000.00	\$212,537.50	
11/01/24	\$9,050,000.00	\$0.00	\$199,150.00	\$1,041,687.50
05/01/25	\$9,050,000.00	\$655,000.00	\$199,150.00	
11/01/25	\$8,395,000.00	\$0.00	\$185,231.25	\$1,039,381.25
05/01/26	\$8,395,000.00	\$685,000.00	\$185,231.25	
11/01/26	\$7,710,000.00	\$0.00	\$170,675.00	\$1,040,906.25
05/01/27	\$7,710,000.00	\$715,000.00	\$170,675.00	
11/01/27	\$6,995,000.00	\$0.00	\$155,481.25	\$1,041,156.25
05/01/28	\$6,995,000.00	\$745,000.00	\$155,481.25	
11/01/28	\$6,250,000.00	\$0.00	\$139,650.00	\$1,040,131.25
05/01/29	\$6,250,000.00	\$780,000.00	\$139,650.00	
11/01/29	\$5,470,000.00	\$0.00	\$123,075.00	\$1,042,725.00
05/01/30	\$5,470,000.00	\$810,000.00	\$123,075.00	
11/01/30	\$4,660,000.00	\$0.00	\$104,850.00	\$1,037,925.00
05/01/31	\$4,660,000.00	\$850,000.00	\$104,850.00	
11/01/31	\$3,810,000.00	\$0.00	\$85,725.00	\$1,040,575.00
05/01/32	\$3,810,000.00	\$890,000.00	\$85,725.00	
11/01/32	\$2,920,000.00	\$0.00	\$65,700.00	\$1,041,425.00
05/01/33	\$2,920,000.00	\$930,000.00	\$65,700.00	
11/01/33	\$1,990,000.00	\$0.00	\$44,775.00	\$1,040,475.00
05/01/34	\$1,990,000.00	\$975,000.00	\$44,775.00	
11/01/34	\$1,015,000.00	\$0.00	\$22,837.50	\$1,042,612.50
05/01/35	\$1,015,000.00	\$1,015,000.00	\$22,837.50	\$1,037,837.50
TOTAL		\$11,440,000.00	\$4,407,250.02	\$15,847,250.02

Bartram Park

Amortization Schedule

Community Development District

Series 2015A-2, Special Assessment Revenue Refunding Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/20	\$2,790,000.00	4.00%	\$0.00	\$74,762.50	
11/01/20	\$2,790,000.00	4.50%	\$0.00	\$67,962.50	\$67,962.50
05/01/21	\$2,790,000.00	4.50%	\$130,000.00	\$67,962.50	
11/01/21	\$2,660,000.00	4.50%	\$0.00	\$65,037.50	\$263,000.00
05/01/22	\$2,660,000.00	4.50%	\$135,000.00	\$65,037.50	
11/01/22	\$2,525,000.00	4.50%	\$0.00	\$62,000.00	\$262,037.50
05/01/23	\$2,525,000.00	4.50%	\$145,000.00	\$62,000.00	
11/01/23	\$2,380,000.00	4.50%	\$0.00	\$58,737.50	\$265,737.50
05/01/24	\$2,380,000.00	4.50%	\$150,000.00	\$58,737.50	
11/01/24	\$2,230,000.00	4.50%	\$0.00	\$55,362.50	\$264,100.00
05/01/25	\$2,230,000.00	4.50%	\$155,000.00	\$55,362.50	
11/01/25	\$2,075,000.00	4.50%	\$0.00	\$51,875.00	\$262,237.50
05/01/26	\$2,075,000.00	5.00%	\$165,000.00	\$51,875.00	
11/01/26	\$1,910,000.00	5.00%	\$0.00	\$47,750.00	\$264,625.00
05/01/27	\$1,910,000.00	5.00%	\$175,000.00	\$47,750.00	
11/01/27	\$1,735,000.00	5.00%	\$0.00	\$43,375.00	\$266,125.00
05/01/28	\$1,735,000.00	5.00%	\$180,000.00	\$43,375.00	
11/01/28	\$1,555,000.00	5.00%	\$0.00	\$38,875.00	\$262,250.00
05/01/29	\$1,555,000.00	5.00%	\$190,000.00	\$38,875.00	
11/01/29	\$1,365,000.00	5.00%	\$0.00	\$34,125.00	\$263,000.00
05/01/30	\$1,365,000.00	5.00%	\$200,000.00	\$34,125.00	
11/01/30	\$1,165,000.00	5.00%	\$0.00	\$29,125.00	\$263,250.00
05/01/31	\$1,165,000.00	5.00%	\$210,000.00	\$29,125.00	
11/01/31	\$955,000.00	5.00%	\$0.00	\$23,875.00	\$263,000.00
05/01/32	\$955,000.00	5.00%	\$220,000.00	\$23,875.00	
11/01/32	\$735,000.00	5.00%	\$0.00	\$18,375.00	\$262,250.00
05/01/33	\$735,000.00	5.00%	\$235,000.00	\$18,375.00	
11/01/33	\$500,000.00	5.00%	\$0.00	\$12,500.00	\$265,875.00
05/01/34	\$500,000.00	5.00%	\$245,000.00	\$12,500.00	
11/01/34	\$255,000.00	5.00%	\$0.00	\$6,375.00	\$263,875.00
05/01/35	\$255,000.00	5.00%	\$255,000.00	\$6,375.00	\$261,375.00
TOTAL			\$2,790,000.00	\$1,230,700.00	\$4,020,700.00

SEVENTH ORDER OF BUSINESS

RESOLUTION 2020-06

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT
WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Bartram Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Duval County, Florida; and

WHEREAS, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

WHEREAS, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

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

SECTION 1. The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 22ND DAY OF JANUARY, 2020.

ATTEST:

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT INTERNAL CONTROLS POLICY

1. Purpose.

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Bartram Park Community Development District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
 - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
 - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
 - 1.2.3. Support economical and efficient operations.
 - 1.2.4. Ensure reliability of financial records and reports.
 - 1.2.5. Safeguard Assets (as hereinafter defined).

2. Definitions.

- 2.1. “Abuse” means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. “Assets” means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. “Auditor” means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. “Board” means the Board of Supervisors for the District.
- 2.5. “District Management” means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

- 2.6. “Fraud” means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity’s assets, bribery, or the use of one’s position for personal enrichment through the deliberate misuse or misapplication of an organization’s resources.
- 2.7. “Internal Controls” means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. “Risk” means anything that could negatively impact the District’s ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. “Waste” means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

3. Control Environment.

3.1. Ethical and Honest Behavior.

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

4. Risk Assessment.

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management’s Risk assessments shall include, but not be limited to:
 - 4.1.1. Identifying potential hazards.
 - 4.1.2. Evaluating the likelihood and extent of harm.
 - 4.1.3. Developing cost-justified precautions and implementing those precautions.
 - 4.1.4. Documenting the Risk assessment process and its findings.

5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.

5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
- 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
- 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.

5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

6. Information and Communication.

- 6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.
- 6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

7. Monitoring Activities.

- 7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:
 - 7.1.1.1. Review its operational processes.
 - 7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.
 - 7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.
 - 7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.

7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.

7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

Specific Authority: §§ 190.011(5), 218.33(3), *Florida Statutes*

Effective date: January 22, 2020

EIGHTH ORDER OF BUSINESS

A.



WEST SEGMENT
4-LANE RECONSTRUCTION
LENGTH = 0.68 MILE
\$6,851,500

FDOT SEGMENT
4-LANE RECONSTRUCTION
INCL. BRIDGES OVER I-95
LENGTH = 0.49 MILE

EAST SEGMENT
4-LANE RECONSTRUCTION
LENGTH = 0.27 MILE
\$2,560,000

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



England-Thimly & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE - ARCHITECTS
14775 OLD SAINT AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION NUMBER: 2584
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 648-9485

RACE TRACK ROAD

SHEET
NO.

B.

FUNDING AGREEMENT BETWEEN
THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
AND EASTLAND DEVELOPMENT GROUP, INC. REGARDING THE FINANCING OF
ROADWAY IMPROVEMENTS

This Agreement is made and entered into this 22 day of April, 2020, by and between:

Bartram Park Community Development District, a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter "District"), and

Eastland Development Group, Inc., a Florida corporation and the developer of the lands in the District with a mailing address of 700 Ponte Vedra Lakes Blvd. Ponte Vedra Beach, Florida 32082 (the "Developer").

RECITALS

WHEREAS, the District was established by ordinance adopted by the City Council of the City of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, Developer has been working with the City of Jacksonville (the "City") and St. Johns County (the "County") and together with the Developer and the City the "Cooperating Parties") in connection with the improvements to Race Track Road described on **Exhibit A** (the "Improvements"); and

WHEREAS, the Cooperating Parties have requested that the District participate in the financing and construction of the Improvements; and

WHEREAS, specifically, the Contracting parties would like the District to issue a series of bonds for the purpose of financing all or a portion of the Improvements, which bonds are to be secured solely by revenue received from either the City or the County from tax increment financing (the "Transaction"); and

WHEREAS, the District is in favor of participating in negotiations with the Cooperating Parties regarding the Transaction and such other actions as are necessary in furtherance of the Transaction; and

WHEREAS, in order to participate in the Transaction process, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

WHEREAS, the Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

NOW, therefore, based upon good and valuable consideration and mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. PROVISION OF FUNDS. The Developer agrees to make available to the District sufficient funds to pay actual costs incurred by the District related to the Transaction process (the "Transaction Costs"). The District shall forward all invoices for Transaction Costs ("Transaction Invoices") to the Developer. Developer shall provide the District with sufficient funds to pay the Transaction Invoices within 30 days of the Developer's receipt of the Transaction Invoices. The Transaction Costs shall include, but not be limited to, all costs that are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the Transaction process.

2. DISTRICT USE OF FUNDS. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and execution of agreements and related materials regarding the Transaction. The District shall not reimburse the Developer for funds made available to the District under this Agreement, unless a bond issued related to the Transaction specifically provides for certain proceeds to be used for costs and fees covered by this Agreement and bond counsel for the District approved such reimbursement.

3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

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

5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

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

A. If to District: Bartram Park Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Wesley S. Haber

B. If to Developer: Eastland Development Group, Inc.
700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, Florida 32082
Attn: Arthur E. Lancaster

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

9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions,

representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

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

15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability beyond those contained in Section 768.28, Florida Statutes, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE LEFT BLANK]

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

Attest:

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Name: _____
Title: _____

EASTLAND DEVELOPMENT GROUP, INC.

Witness

By: _____
Name: _____
Title: _____

C.

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRMAN AUTHORITY TO NEGOTIATE AND PRELIMINARILY APPROVE AN AGREEMENT PROVIDING FOR THE CONSTRUCTION OF IMPROVEMENTS TO RACE TRACK ROAD THROUGH THE USE OF TAX INCREMENT FINANCING AND FUNDING; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bartram Park Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Jacksonville County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain public infrastructure improvements; and

WHEREAS, Eastland Development Group, Inc. (the “Developer”), has been working with the City of Jacksonville (the “City”) and St. Johns County (the “County” and together with the Developer and the City the “Cooperating Parties”) in connection with the improvements to Race Track Road described on **Exhibit A** (the “Improvements”); and

WHEREAS, the Cooperating Parties have requested that the District participate in the financing and construction of the Improvements; and

WHEREAS, specifically, the Contracting parties would like the District to issue a series of bonds for the purpose of financing all or a portion of the Improvements, which bonds are to be secured solely by revenue received from the City and/or the County from tax increment financing (the “Transaction”); and

WHEREAS, the first step in moving forward with the Transaction is to begin negotiating a multi-party agreement (the “Agreement”), which agreement will address each party’s obligations as it relates to the financing and construction of the Improvements; and

WHEREAS, the District is in favor of participating in negotiations with the Cooperating Parties regarding the Transaction and desires to authorize the Chairman to represent the District in such negotiations and approve a form of the Agreement to be used in the negotiations with the understanding that the District will need to approve and authorize the execution of the Agreement and any bond issuance contemplated by the Agreement; and

WHEREAS, the Board of Supervisors finds that granting such authorization to the Chairman is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

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

SECTION 2. DELEGATION OF AUTHORITY. The Chairman of the District's Board of Supervisors is hereby authorized to represent the District in negotiations regarding the Transaction and approve a form of the Agreement for use in such negotiations. Such authority shall be subject to the District's approval and authorization to execute the Agreement and the issuance of any bonds contemplated by the Agreement.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of April, 2020.

ATTEST:

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Roadway Improvements

Exhibit A



WEST SEGMENT
4-LANE RECONSTRUCTION
LENGTH = 0.68 MILE
\$6,851,500

FDOT SEGMENT
4-LANE RECONSTRUCTION
INCL. BRIDGES OVER I-95
LENGTH = 0.49 MILE

EAST SEGMENT
4-LANE RECONSTRUCTION
LENGTH = 0.27 MILE
\$2,560,000

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



England-Thimly & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE - ARCHITECTS
14775 OLD SAINT AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION NUMBER: 2584
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 648-9485

RACE TRACK ROAD

SHEET
NO.

NINTH ORDER OF BUSINESS

**BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Bartram Park Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Bartram Park Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 4, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 4, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bartram Park Community Development District, City of Jacksonville, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$30,469,695).
- The change in the District's total net position in comparison with the prior fiscal year was \$2,496,091, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$3,872,439, an increase of \$1,100,632 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2019	2018 Restated
Current and other assets		\$ 3,917,007	\$ 2,839,857
Total assets		3,917,007	2,839,857
Deferred outflows of resources		181,646	193,119
Total assets and deferred outflows		4,098,653	3,032,976
Current liabilities		756,636	803,553
Long-term liabilities		33,811,712	35,195,209
Total liabilities		34,568,348	35,998,762
Net position			
Net investment in capital assets		(33,630,066)	(34,959,965)
Restricted		2,996,128	1,815,593
Unrestricted		164,243	178,586
Total net position		\$ (30,469,695)	\$ (32,965,786)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		2019	2018 Restated
Revenues:			
Program revenues			
Charges for services	\$	4,348,743	\$ 3,268,582
Operating grants and contributions		55,950	39,157
Capital grants and contributions		183	564
General revenues			
Unrestricted investment earnings		151	90
Total revenues		4,405,027	3,308,393
Expenses:			
General government		100,895	97,516
Maintenance and operations		43,973	1,688
Interest		1,764,068	1,818,204
Total expenses		1,908,936	1,917,408
Change in net position		2,496,091	1,390,985
Net position - beginning,		(32,965,786)	(34,286,671)
Restatement for capital asset		-	(70,100)
Net position - beginning, as restated (Note 12)		(32,965,786)	(34,356,771)
Net position - ending		\$ (30,469,695)	\$ (32,965,786)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$1,908,936. The costs of the District's activities were primarily funded by program revenues. Program revenues, which are comprised primarily of assessments, increased from the prior fiscal year as a result of increased prepaid assessments. The majority of the decrease in expenses related to decreased interest costs due to lower bond principal balances over the lives of the bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$835, use of fund balance by \$13,750 and increase appropriations by \$14,585. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by \$593. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District did not own any capital assets.

Capital Debt

At September 30, 2019, the District had \$33,990,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Bartram Park Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 165,268
Investments	24,933
Prepaid	18,610
Restricted assets:	
Investments	3,708,196
Total assets	<u>3,917,007</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	181,646
Total deferred outflows of resources	<u>181,646</u>
LIABILITIES	
Accounts payable	44,568
Accrued interest payable	712,068
Non-current liabilities:	
Due within one year	1,325,000
Due in more than one year	32,486,712
Total liabilities	<u>34,568,348</u>
NET POSITION	
Net investment in capital assets	(33,630,066)
Restricted for debt service	2,996,128
Unrestricted	164,243
Total net position	<u>\$ (30,469,695)</u>

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 100,895	\$ 100,895	\$ -	\$ -	\$ -
Maintenance and operations	43,973	29,479	-	183	(14,311)
Interest on long-term debt	1,764,068	4,218,369	55,950	-	2,510,251
Total governmental activities	1,908,936	4,348,743	55,950	183	2,495,940
General revenues:					
Unrestricted investment earnings					151
Total general revenues					151
Change in net position					2,496,091
Net position - beginning, as restated (Note 12)					(32,965,786)
Net position - ending					\$ (30,469,695)

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service Fund	Capital Projects Fund	Governmental Funds
ASSETS				
Cash	\$ 165,268	\$ -	\$ -	\$ 165,268
Investments	24,933	3,708,196	-	3,733,129
Prepays	18,610	-	-	18,610
Total assets	<u>\$ 208,811</u>	<u>\$ 3,708,196</u>	<u>\$ -</u>	<u>\$ 3,917,007</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 44,568	\$ -	\$ -	\$ 44,568
Total liabilities	<u>44,568</u>	<u>-</u>	<u>-</u>	<u>44,568</u>
Fund balances:				
Nonspendable:				
Prepays	18,610	-	-	18,610
Restricted for:				
Debt service	-	3,708,196	-	3,708,196
Unassigned	145,633	-	-	145,633
Total fund balances	<u>164,243</u>	<u>3,708,196</u>	<u>-</u>	<u>3,872,439</u>
Total liabilities and fund balances	<u>\$ 208,811</u>	<u>\$ 3,708,196</u>	<u>\$ -</u>	<u>\$ 3,917,007</u>

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Fund balance - governmental funds		\$ 3,872,439
Amounts reported for governmental activities in the statement of net position are different because:		
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.		
		181,646
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(712,068)	
Bonds payable	(33,811,712)	(34,523,780)
		<hr/>
Net position of governmental activities		\$ (30,469,695)
		<hr/>

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 130,374	\$ 4,218,369	\$ -	\$ 4,348,743
Interest income	151	55,950	183	56,284
Total revenues	130,525	4,274,319	183	4,405,027
EXPENDITURES				
Current:				
General government	100,895	-	-	100,895
Debt service:				
Principal	-	1,395,000	-	1,395,000
Interest	-	1,764,527	-	1,764,527
Capital outlay	43,973	-	-	43,973
Total expenditures	144,868	3,159,527	-	3,304,395
Excess (deficiency) of revenues over (under) expenditures	(14,343)	1,114,792	183	1,100,632
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	42,308	(42,308)	-
Total other financing sources (uses)	-	42,308	(42,308)	-
Net change in fund balances	(14,343)	1,157,100	(42,125)	1,100,632
Fund balances - beginning	178,586	2,551,096	42,125	2,771,807
Fund balances - ending	\$ 164,243	\$ 3,708,196	\$ -	\$ 3,872,439

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 1,100,632
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,395,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of deferred amount on refunding	(11,473)
Amortization of original issue discount	(11,503)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>23,435</u>
Change in net position of governmental activities	<u><u>\$ 2,496,091</u></u>

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Bartram Park Community Development District ("District") was created on February 2, 2005 by Ordinance 2004-1280-E of the City of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors as such term is defined in chapter 190, Florida Statutes. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon an adopted budget and levied annually. Debt Service Assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial to be used for the acquisition or construction of major infrastructure within the District. This fund was closed during the current fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. The District does not own any capital assets as of September 30, 2019.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$11,473 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and approve an Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	Amortized cost	Credit Risk	Maturities
Fidelity Investment Treasury 695	\$ 3,708,196	Not available	Not available
US Bank Mmkt 5 - Ct	24,933	N/A	N/A
	<u>\$ 3,733,129</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2019 were as follows:

Fund	Transfer in	Transfer out
Debt service fund	\$ 42,308	\$ -
Capital projects fund	-	42,308
Total	\$ 42,308	\$ 42,308

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were to close the Series 2015A1 Cost of Issuance trust account and were made in accordance with the Bond Indenture.

NOTE 6 – CAPITAL ASSETS

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$87,230,000. The infrastructure will include roadways and other transportation improvements, stormwater management system and recreation facilities. In addition, the project will include offsite roadways, irrigation, stormwater management system and water and sewer facilities that will be owned and maintained by others. A portion of the project costs have been financed with the proceeds from the issuance of the Series 2005 and Series 2012 Bonds with the remainder to be funded by the Developer and conveyed to the District or other entities. Upon completion, certain assets were to be conveyed to others. In prior fiscal years, the District has conveyed roadways valued at approximately \$6.2 million and the stormwater management system to other entities. Also, the District conveyed approximately \$11.9 million of land to another entity in a prior fiscal year.

In September 2017, the District, Florida Department of Transportation (Department), and Bartram Commons Property Owners Association (POA) executed a property interest exchange, construction, maintenance and joint use agreement whereby the POA would acquire certain property for the purpose of completing the stormwater drainage system and maintaining said system and improvements. The CDD guarantees, is responsible for, and shall promptly pay all Past Due Sums arising pursuant to POA's obligations under the "Operation, Maintenance & Repair - Easement Property / Drainage System" section of the Agreement within forty-five (45) days of the Department's written demand for payment. The CDD's obligation to guaranty and pay shall be limited to repairs of completed improvements and shall not include repairs to improvements still under construction. The agreement is for a term of 5 years.

NOTE 7 – LONG TERM LIABILITIES

Series 2012

On June 6, 2012, the District issued \$25,060,000 of Replacement Bonds, Series 2012 consisting of \$5,075,000 Convertible Capital Appreciation Special Assessment Bonds, Series 2012-1 due on May 1, 2037 with a fixed interest rate of 5.875%, \$3,545,000 Special Assessment Bonds, Series 2012-2 due on May 1, 2037 with a fixed interest rate of 5.4%, \$4,960,000 Convertible Capital Appreciation Special Assessment Bonds, Series 2012-3 due on May 1, 2037 with a fixed interest rate of 5.875%, \$8,050,000 Special Assessment Bonds, Series 2012-4 due on May 1, 2037 with a fixed interest rate of 5.4%, and \$3,430,000 Convertible Capital Appreciation Special Assessment Bonds, Series 2012-5 due on May 1, 2037 with a fixed interest rate of 5.8%. The Bonds were issued to exchange approximately \$28,945,000 of the District's outstanding Special Assessment Bonds, Series 2006 for newly issued Bonds. Each Series relates to specific tracts of land which have various landowners.

The Series 2012-1, 2012-3, and 2012-5 Convertible Capital Appreciation Bonds will accrete interest thus increasing the outstanding principal balance over the time which the Bonds are issued to the time of the first principal payment. The Bonds are fully accreted as of May 1, 2017, as follows:

Series	Initial Principal Amount	Conversion Date Accreted Value	Interest Rate	Principal Payments Commencing	Interest Payments Commencing
2012-1	\$ 4,415,808	\$ 5,075,000	5.875%	May 1, 2015	May 1, 2015
2012-2	3,545,000	3,545,000	5.400%	May 1, 2013	November 1, 2012
2012-3	4,072,954	4,960,000	5.875%	May 1, 2016	May 1, 2016
2012-4	8,050,000	8,050,000	5.400%	May 1, 2013	November 1, 2012
2012-5	2,666,654	3,430,000	5.800%	May 1, 2017	May 1, 2017
	<u>\$ 22,750,416</u>	<u>\$ 25,060,000</u>			

The Series 2012 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2012 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$25,000 of the Series 2012-4 Bonds. In addition, see Note – 12 Subsequent Events for extraordinary redemption amounts subsequent to year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

In a prior fiscal year, Tract 24, which had been deeded to a special purpose entity ("SPE"), was sold to a third party buyer. In connection with the sale of the land \$3,600,000 of the Series 2012-4 Bonds were cancelled.

Series 2015

On July 30, 2015, the District issued \$18,830,000 of Special Assessment Revenue Refunding Bonds Series 2015 consisting of \$15,210,000 Series 2015-1 and \$3,620,000 Series 2015-2. The Series 2015-1 and Series 2015-2 are further consisted of the following Bonds:

Series	Payment Terms	Par Amount	Maturity Date	Interest Rate
2015-1	Serial Bonds	\$ 4,770,000	May 1, 2023	1.00% - 3.250%
2015-1	Term Bonds	4,540,000	May 1, 2029	4.25%
2015-1	Term Bonds	5,900,000	May 1, 2035	4.50%
2015-2	Term Bonds	625,000	May 1, 2020	4.00%
2015-2	Term Bonds	770,000	May 1, 2025	4.50%
2015-2	Term Bonds	2,225,000	May 1, 2035	5.00%

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2015 (Continued)

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$75,000 of the Series 2015-A1 Bonds and \$20,000 of the Series 2015-A2 Bonds. In addition, see Note – 12 Subsequent Events for extraordinary redemption amounts subsequent to year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2012	\$ 18,775,000	\$ -	\$ 595,000	\$ 18,180,000	\$ 595,000
Series 2015	16,610,000	-	800,000	15,810,000	730,000
Less: Original issue discount	189,791	-	11,503	178,288	-
Total	<u>\$ 35,195,209</u>	<u>\$ -</u>	<u>\$ 1,383,497</u>	<u>\$ 33,811,712</u>	<u>\$ 1,325,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 1,325,000	\$ 1,709,358	\$ 3,034,358
2021	1,375,000	1,654,698	3,029,698
2022	1,435,000	1,594,461	3,029,461
2023	1,505,000	1,530,608	3,035,608
2024	1,570,000	1,462,547	3,032,547
2025-2029	9,160,000	6,128,346	15,288,346
2030-2034	11,820,000	3,427,616	15,247,616
2035-2037	5,800,000	547,468	6,347,468
Total	<u>\$ 33,990,000</u>	<u>\$ 18,055,102</u>	<u>\$ 52,045,102</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – PRIOR PERIOD ADJUSTMENT

During the current fiscal year, the District recorded a prior period adjustment at the government wide level in order to remove assets which are not owned by the District:

Net position - beginning, as previously stated	\$ (32,895,686)
Prior period adjustment	<u>(70,100)</u>
Net position - beginning, as restated	<u>\$ (32,965,786)</u>

NOTE 13 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$5,000 of the Series 2012-1 Bonds, \$335,000 of the Series 2012-4 Bonds, \$25,000 of the Series 2012-5 Bonds, \$665,000 of the Series 2015-A1 Bonds, and \$160,000 of the Series 2015-A2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	
REVENUES				
Assessments	\$ 129,690	\$ 130,374	\$ 130,374	\$ -
Interest	-	151	151	-
Total revenues	129,690	130,525	130,525	-
EXPENDITURES				
Current:				
General government	129,690	100,480	100,895	(415)
Capital outlay	-	43,795	43,973	(178)
Total expenditures	129,690	144,275	144,868	(593)
Excess (deficiency) of revenues over (under) expenditures	-	(13,750)	(14,343)	(593)
OTHER FINANCING SOURCES				
Use of fund balance	-	13,750	-	(13,750)
Total other financing sources	-	13,750	-	(13,750)
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	(14,343)	<u>\$ (14,343)</u>
Fund balance - beginning			<u>178,586</u>	
Fund balance - ending			<u>\$ 164,243</u>	

See notes to required supplementary information

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$835, use of fund balance by \$13,750 and increase appropriations by \$14,585. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by \$593. The over expenditures were funded by available fund balance.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Bartram Park Community Development District
City of Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Bartram Park Community Development District, City of Jacksonville, Florida (the "District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 4, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 4, 2020



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Bartram Park Community Development District
City of Jacksonville, Florida

We have examined Bartram Park Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bartram Park Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 4, 2020



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Bartram Park Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bartram Park Community Development District, City of Jacksonville, Florida (the "District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated February 4, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 4, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Bartram Park Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Bartram Park Community Development District, City of Jacksonville, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 4, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

FIFTEENTH ORDER OF BUSINESS

A.

Bartram Park

Community Development District

Unaudited Financial Reporting as of
March 31, 2020

Meeting Date
April 22, 2020

Table of Contents

I.	<u>Financial Statements - March 31, 2020</u>
II.	<u>Assessments Receipt Schedule</u>
III.	<u>Check Register Summary 3/1/2020 - 3/31/2020</u>

Bartram Park
Community Development District
Combined Balance Sheet

March 31, 2020

	Government Funds		Total
	General	Debt Service	Governmental Funds
<hr/>			
ASSETS:			
Cash	\$206,709	---	\$206,709
Custody Account - Excess Funds	\$24,952	---	\$24,952
<u>Series 2012-1:</u>			
Reserve	---	\$201,650	\$201,650
Revenue	---	\$407,779	\$407,779
Due from General Fund	---	\$2,882	\$2,882
<u>Series 2012-2:</u>			
Reserve	---	\$129,483	\$129,483
Revenue	---	\$323,260	\$323,260
Due from General Fund	---	\$1,876	\$1,876
Due from Series 2015	---	\$0	\$0
<u>Series 2012-3:</u>			
Reserve	---	\$201,650	\$201,650
Revenue	---	\$392,855	\$392,855
Due from General Fund	---	\$2,816	\$2,816
<u>Series 2012-4:</u>			
Reserve	---	\$125,000	\$125,000
Revenue	---	\$281,468	\$281,468
Due from General Fund	---	\$1,923	\$1,923
<u>Series 2012-5:</u>			
Reserve	---	\$142,458	\$142,458
Revenue	---	\$301,225	\$301,225
Prepayment	---	\$462	\$462
Redemption	---	\$23	\$23
Due from General Fund	---	\$2,046	\$2,046
<u>Series 2015A1</u>			
Reserve	---	\$523,975	\$523,975
Revenue	---	\$1,373,885	\$1,373,885
Prepayment	---	\$701	\$701
Excess Revenue	---	\$31,911	\$31,911
Redemption	---	\$40,782	\$40,782
Due from General Fund	---	\$10,106	\$10,106
<u>Series 2015A2</u>			
Reserve	---	\$133,813	\$133,813
<hr/>			
TOTAL ASSETS	\$231,660	\$4,634,027	\$4,865,687
<hr/>			
LIABILITIES:			
Accounts Payable	\$511	---	\$511
Due to Other	---	---	\$0
FUND BALANCES:			
Nonspendable	\$0	---	\$0
Restricted for Debt Service	---	\$4,634,027	\$4,634,027
Restricted for Capital Projects	---	---	\$0
Unassigned	\$231,150	---	\$231,150
<hr/>			
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$231,660	\$4,634,027	\$4,865,687
<hr/>			

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
REVENUES:				
Maintenance Assessments - On Roll	\$129,808	\$127,523	\$127,523	\$0
Interest Income	\$0	\$0	\$19	\$19
TOTAL REVENUES	\$129,808	\$127,523	\$127,542	\$19
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$4,800	\$2,400	\$2,000	\$400
FICA Expense	\$367	\$184	\$153	\$31
Engineering	\$8,500	\$4,250	\$45	\$4,205
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Arbitrage	\$4,100	\$600	\$600	\$0
Dissemination	\$3,500	\$1,750	\$1,750	(\$0)
Attorney	\$20,000	\$10,000	\$2,411	\$7,589
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Trustee fees	\$16,500	\$12,417	\$12,417	\$0
Management Fees	\$41,600	\$20,800	\$20,800	(\$0)
Computer Time	\$1,000	\$500	\$500	\$0
Website Compliance	\$1,700	\$850	\$250	\$600
Telephone	\$50	\$25	\$33	(\$8)
Postage	\$600	\$300	\$76	\$224
Printing & Binding	\$1,000	\$500	\$269	\$231
Insurance	\$6,646	\$6,646	\$6,193	\$453
Legal Advertising	\$800	\$400	\$276	\$124
Other Current Charges	\$800	\$400	\$1,150	(\$750)
Office Supplies	\$100	\$50	\$37	\$13
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Operating Reserves	\$6,069	\$3,035	\$0	\$3,035
TOTAL EXPENDITURES	\$129,807	\$76,781	\$60,635	\$16,146
EXCESS REVENUES (EXPENDITURES)	\$0		\$66,907	
FUND BALANCE - Beginning	\$0		\$164,242	
FUND BALANCE - Ending	\$0		\$231,150	

October	November	December	January	February	March	April	May	June	July	August	September	Total
---------	----------	----------	---------	----------	-------	-------	-----	------	------	--------	-----------	-------

Assessments	\$0	\$7,093	\$116,284	\$2,713	\$495	\$938	\$0	\$0	\$0	\$0	\$0	\$0	\$127,523
Interest	\$4	\$3	\$3	\$3	\$3	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$19

\$4	\$7,096	\$116,287	\$2,716	\$498	\$941	\$0	\$0	\$0	\$0	\$0	\$0	\$127,542
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[illegible]

\$33,063	\$4,067	\$4,274	\$6,088	\$8,545	\$4,597	\$0	\$0	\$0	\$0	\$0	\$0	\$60,635
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(\$33,060)	\$3,029	\$112,013	(\$3,372)	(\$8,047)	(\$3,656)	\$0	\$0	\$0	\$0	\$0	\$0	\$66,907
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Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2012-1 Convertible Capital Appreciation Special Assessment Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$397,924	\$391,863	\$391,863	\$0
Interest Income	\$2,000	\$1,000	\$3,158	\$2,158
TOTAL REVENUES	\$399,924	\$392,863	\$395,021	\$2,158
EXPENDITURES:				
Interest Expense - 11/1	\$129,250	\$129,250	\$129,250	(\$0)
Principal Prepayment - 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$129,250	\$0	\$0	\$0
Principal Expense - 5/1	\$140,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$398,500	\$129,250	\$134,250	(\$5,000)
OTHER SOURCES/(USES):				
Interfund Transfers In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,424		\$260,771	
FUND BALANCE - Beginning	\$149,819		\$351,540	
FUND BALANCE - Ending	<u>\$151,243</u>		<u>\$612,311</u>	

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2012-2 Convertible Capital Appreciation Special Assessment Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 03/31/20</u>	<u>ACTUAL THRU 03/31/20</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments - On Roll	\$258,965	\$255,020	\$255,020	\$0
Interest Income	\$2,000	\$1,000	\$2,485	\$1,485
<u>TOTAL REVENUES</u>	<u>\$260,965</u>	<u>\$256,020</u>	<u>\$257,506</u>	<u>\$1,485</u>
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$80,325	\$80,325	\$80,325	\$0
Interest Expense - 5/1	\$80,325	\$0	\$0	\$0
Principal Expense - 5/1	\$100,000	\$0	\$0	\$0
<u>TOTAL EXPENDITURES</u>	<u>\$260,650</u>	<u>\$80,325</u>	<u>\$80,325</u>	<u>\$0</u>
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfers In/(Out)	\$0	\$0	\$0	\$0
<u>TOTAL OTHER SOURCES/(USES)</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$315</u>		<u>\$177,181</u>	
FUND BALANCE - Beginning	\$147,951		\$277,437	
FUND BALANCE - Ending	<u>\$148,266</u>		<u>\$454,618</u>	

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2012-3 Convertible Capital Appreciation Special Assessment Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$388,839	\$382,916	\$382,916	\$0
Interest Income	\$2,000	\$1,000	\$3,062	\$2,062
TOTAL REVENUES	\$390,839	\$383,916	\$385,978	\$2,062
EXPENDITURES:				
Interest Expense - 11/1	\$125,872	\$125,872	\$125,872	(\$0)
Interest Expense - 5/1	\$125,872	\$0	\$0	\$0
Principal Expense - 5/1	\$140,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$391,744	\$125,872	\$125,872	(\$0)
EXCESS REVENUES (EXPENDITURES)	(\$905)		\$260,106	
FUND BALANCE - Beginning	\$142,780		\$337,215	
FUND BALANCE - Ending	<u>\$141,875</u>		<u>\$597,321</u>	

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2012-4 Convertible Capital Appreciation Special Assessment Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$267,478	\$261,484	\$261,484	\$0
Interest Income	\$1,000	\$500	\$3,150	\$2,650
TOTAL REVENUES	\$268,478	\$261,984	\$264,634	\$2,650
EXPENDITURES:				
Interest Expense - 11/1	\$91,395	\$91,395	\$90,720	\$675
Special Call - 11/1	\$290,000	\$290,000	\$335,000	(\$45,000)
Interest Expense - 5/1	\$91,395	\$0	\$0	\$0
Principal Expense - 5/1	\$115,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$587,790	\$381,395	\$425,720	(\$44,325)
EXCESS REVENUES (EXPENDITURES)	(\$319,312)		(\$161,086)	
FUND BALANCE - Beginning	\$244,985		\$569,478	
FUND BALANCE - Ending	<u>(\$74,328)</u>		<u>\$408,391</u>	

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2012-5 Convertible Capital Appreciation Special Assessment Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$282,514	\$278,211	\$278,211	\$0
Interest Income	\$1,000	\$500	\$2,401	\$1,901
TOTAL REVENUES	\$283,514	\$278,711	\$280,612	\$1,901
EXPENDITURES:				
Interest Expense - 11/1	\$91,640	\$91,640	\$91,640	\$0
Principal Prepayment - 11/1	\$25,000	\$25,000	\$25,000	\$0
Interest Expense - 5/1	\$91,640	\$0	\$0	\$0
Principal Expense - 5/1	\$100,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$308,280	\$116,640	\$116,640	\$0
EXCESS REVENUES (EXPENDITURES)	(\$24,766)		\$163,972	
FUND BALANCE - Beginning	\$140,021		\$282,241	
FUND BALANCE - Ending	<u>\$115,255</u>		<u>\$446,213</u>	

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015 Special Assessment Revenue Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended March 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$1,395,346	\$1,374,092	\$1,374,092	\$0
Interest Income	\$10,000	\$5,000	\$12,469	\$7,469
TOTAL REVENUES	\$1,405,346	\$1,379,092	\$1,386,561	\$7,469
EXPENDITURES:				
Series 2015A-1				
Interest Expense - 11/1	\$261,963	\$261,963	\$261,963	\$0
Principal Prepayment - 11/1	\$0	\$0	\$160,000	(\$160,000)
Interest Expense - 5/1	\$261,963	\$0	\$0	\$0
Principal Expense - 5/1	\$600,000	\$0	\$0	\$0
Principal Prepayment - 5/1	\$0	\$0	\$0	\$0
Series 2015A-2				
Interest Expense - 11/1	\$74,763	\$74,763	\$74,713	\$50
Principal Prepayment - 11/1	\$0	\$0	\$665,000	(\$665,000)
Interest Expense - 5/1	\$74,763	\$0	\$0	\$0
Principal Expense - 5/1	\$130,000	\$0	\$0	\$0
Principal Prepayment - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,403,450	\$336,725	\$1,161,675	(\$824,950)
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,896		\$224,886	
FUND BALANCE - Beginning	\$324,527		\$1,890,287	
FUND BALANCE - Ending	<u>\$326,423</u>		<u>\$2,115,173</u>	

B.

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2020 Summary of Assessment Receipts

ASSESSED	UNITS	SERIES 2005 / 2015A1-2 ASSESSED DEBT	SERIES 2012-1 ASSESSED DEBT	SERIES 2012-2 ASSESSED DEBT	SERIES 2012-3 ASSESSED DEBT	SERIES 2012-4 ASSESSED DEBT	SERIES 2012-5 ASSESSED DEBT	O&M ASSESSED	TOTAL ASSESSED
TOTAL NET TAX ROLL ASSESSED NET	4,148	1,395,345.20	397,923.88	258,964.78	388,838.61	265,528.23	282,514.31	129,495.38	3,118,610.40

SUMMARY TAX ROLL COLLECTIONS - SERIES 2015/2012

[illegible]

TOTAL TAX ROLL RECEIPTS	1,374,092.01	391,862.91	255,020.36	382,916.02	261,483.84	278,211.20	127,522.97	3,071,109.31
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BALANCE DUE TAX ROLL	21,253.19	6,060.97	3,944.42	5,922.59	4,044.39	4,303.11	1,972.41	47,501.09
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[illegible]

C.

Bartram Park
Community Development District

Check Register Summary
3/1/2020 - 3/31/2020

Check Date	Check #'s	Total Amount	
3/5/20	1067	\$	3,950.54
3/19/20	1068-1069	\$	1,170.00
3/26/20	1070-1078	\$	22,195.11
Total		\$	27,315.65

** Fedex Invoices will be available upon request*

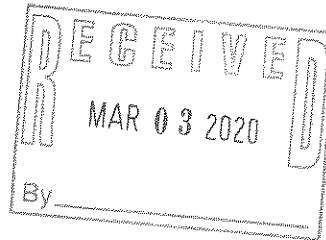
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/26/20	00051	3/23/20 03232020	202003 300-20700-10400		*	2,093.62	
		3/5/20 DUVAL TAX DIST 9					
		3/23/20 03232020	202003 300-20700-10400		*	788.35	
		3/18/20 DUVAL TAX DIST 10					
				THE BANK OF NEW YORK MELLON, N.A.			2,881.97 001074
3/26/20	00057	3/23/20 03232020	202003 300-20700-10500		*	7,341.42	
		3/5/20 DUVAL TAX DIST 9					
		3/23/20 03232020	202003 300-20700-10500		*	2,764.40	
		3/18/20 DUVAL TAX DIST 10					
				THE BANK OF NEW YORK MELLON, N.A.			10,105.82 001075
3/26/20	00058	3/23/20 03232020	202003 300-20700-10600		*	1,397.04	
		3/5/20 DUVAL TAX DIST 9					
		3/23/20 03232020	202003 300-20700-10600		*	526.05	
		3/18/20 DUVAL TAX DIST 10					
				THE BANK OF NEW YORK MELLON, N.A.			1,923.09 001076
3/26/20	00059	3/23/20 03232020	202003 300-20700-10700		*	2,045.82	
		3/5/20 DUVAL TAX DIST 9					
		3/23/20 03232020	202003 300-20700-10700		*	770.35	
		3/18/20 DUVAL TAX DIST 10					
				THE BANK OF NEW YORK MELLON, N.A.			2,816.17 001077
3/26/20	00060	3/23/20 03232020	202003 300-20700-10900		*	1,486.41	
		3/5/20 DUVAL TAX DIST 9					
		3/23/20 03232020	202003 300-20700-10900		*	559.71	
		3/18/20 DUVAL TAX DIST 10					
				THE BANK OF NEW YORK MELLON, N.A.			2,046.12 001078
TOTAL FOR BANK A						27,315.65	
TOTAL FOR REGISTER						27,315.65	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

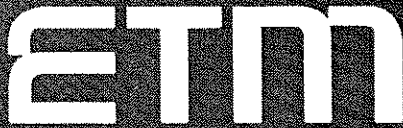
Invoice**Bill To:**

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



Invoice #: 208
Invoice Date: 3/1/20
Due Date: 3/1/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - March 2020 1,310, 573.310		3,466.67	3,466.67
Website Administration - March 2020 35110		41.67	41.67
Information Technology - March 2020 351		83.33	83.33
Dissemination Agent Services - March 2020 313		291.67	291.67
Office Supplies 570		0.21	0.21
Postage 420		25.44	25.44
Copies 425		25.95	25.95
Telephone 410		15.60	15.60
12 (A)			
Total			\$3,950.54
Payments/Credits			\$0.00
Balance Due			\$3,950.54



VISION • EXPERIENCE • RESULTS

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

March 4, 2020

Project No: 00236.50001

Invoice No: 0193421

Project 00236.50001 Bartram Park CDD-Interim Engineer.Serv.
CDD Meeting Requisitions/Invoices

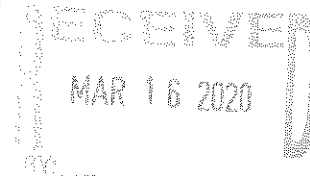
Professional Services rendered through February 29, 2020

Professional Personnel

	Hours	Rate	Amount
Principal			
Maggiore, Matthew 2/22/2020	.25	180.00	45.00
Email coord. re: fencing along Bartram Park Blvd.			
Totals	.25		45.00
Total Labor			45.00
Invoice Total this Period			\$45.00

	Current	Prior	Total
Billings to Date	45.00	60,985.60	61,030.60

11 (A)
1,310,573.31



England-Thimms & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32228 • tel 904-642-8690 • fax 904-648-9485
CA-00002584 LC-0000316

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

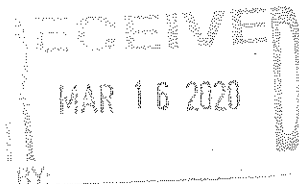
6
1,810.513.815

STATEMENT

February 29, 2020

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

Bill Number 113302
Billed through 01/31/2020



General Counsel
BPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

01/02/20	LMG	Review and revise internal controls resolution.	0.20 hrs
01/06/20	LMG	Review internal controls policy and transmit for inclusion in agenda.	0.20 hrs
01/08/20	WSH	Review agenda; review and revise minutes and confer with Stephens regarding same.	0.50 hrs
01/15/20	WSH	Review agenda for January meeting.	0.20 hrs
01/21/20	WSH	Prepare for board meeting.	0.50 hrs
01/22/20	WSH	Prepare for and participate in board meeting.	0.80 hrs
01/28/20	WSH	Review audit; respond to inquiry regarding same.	0.90 hrs
01/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
01/31/20	WSH	Review and send response to auditor request.	0.40 hrs
01/31/20	APA	Prepare attorney response to auditor letter fiscal year end 2019.	1.20 hrs
Total fees for this matter			\$1,125.00

MATTER SUMMARY

Papp, Annie M. - Paralegal	1.20 hrs	125 /hr	\$150.00
Gentry, Lauren M.	0.40 hrs	180 /hr	\$72.00
Eckert, Michael C.	0.30 hrs	260 /hr	\$78.00
Haber, Wesley S.	3.30 hrs	250 /hr	\$825.00

TOTAL FEES \$1,125.00

TOTAL CHARGES FOR THIS MATTER \$1,125.00

BILLING SUMMARY

Papp, Annie M. - Paralegal	1.20 hrs	125 /hr	\$150.00
Gentry, Lauren M.	0.40 hrs	180 /hr	\$72.00
Eckert, Michael C.	0.30 hrs	260 /hr	\$78.00
Haber, Wesley S.	3.30 hrs	250 /hr	\$825.00

TOTAL FEES	\$1,125.00
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TOTAL CHARGES FOR THIS BILL**\$1,125.00****Please include the bill number with your payment.****WIRE/ACH Information****Synovus Bank****Hopping Green & Sams, P.A.****Acct. #: 3270103901****ABA #: 061100606**

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
3/20/2020	4

Bill To
Bartram Park CDD c/o GMS, LLC

MAR 20 2020

Terms	Due Date
Net 30	4/19/2020

[illegible]

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

10 N. Newnan Street (32202)
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

RECEIVED

March 23, 2020

Date

MAR 23 2020

Attn: Shelby Stephens
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial # 20-02155D PO/File # _____ \$110.00

Notice of Rule Development

Amount Due

Amount Paid

Bartram Park Community Development District

\$110.00

Payment Due

Case Number _____

Publication Dates 3/23

County Duval

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

*For your convenience, you
may remit payment at
jaxdailyrecord.com/send-payment.*

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Jacksonville Daily Record

A Division of
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10 N. Newnan Street (32202)
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

March 25, 2020

Date

RECEIVED

MAR 25 2020

Attn: Shelby Stephens
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial # 20-02211D PO/File # _____ \$86.38

Notice of Special Meeting and Audit Committee Meeting

Amount Due

Amount Paid

Bartram Park Community Development District

\$86.38

Payment Due

Case Number _____

Publication Dates 3/25

County Duval

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64 (A)
1,310, 513, 480

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necessary corrections before further publications.*

**NOTICE OF SPECIAL
MEETING AND AUDIT
COMMITTEE MEETING
BARTRAM PARK
COMMUNITY**

DEVELOPMENT DISTRICT

The Bartram Park Community Development District Special Meeting will be held on Thursday, April 2, 2020 at 11:00 a.m. at the Bartram Springs Amenity Center, 14530 East Cherry Lake Drive, Jacksonville, FL 32258. Immediately following the adjournment of the Special Meeting of the Board of Supervisors will be the Audit Committee Meeting. 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, at 475 West Town Place, Suite 114, 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 these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

Mar. 25 00(20-02211D)

Bartram Park CDD**RECEIVED****GENERAL FUND****MAR 23 2020****Check Request**

Date	Amount	Authorized By
March 23, 2020	\$1,875.56	Bernadette Peregrino

Payable to:

Vendor #54 - BNY MELLON C/O BPCDD S2012-2
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Date Check Needed:

Budget Category:

3/23/20	001.300.20700.10800
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Intended Use of Funds Requested:

TXFER TAX RCPTS FROM DUVAL COUNTY		
3/5/20	\$1,362.51	Duval Tax Dist 9
3/18/20	\$513.05	Duval Tax Dist 10
	\$1,875.56	
(Attach supporting documentation for request.)		

Bartram Park CDD

RECEIVED

MAR 23 2020

GENERAL FUND

Check Request

Date	Amount	Authorized By
March 23, 2020	\$2,881.97	Bernadette Peregrino

Payable to:

Vendor #51 - BNY MELLON C/O BPCDD S2012-1

Date Check Needed:

Budget Category:

3/23/20	001.300.20700.10400
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Intended Use of Funds Requested:

TXFER TAX RCPTS FROM DUVAL COUNTY		
3/5/20	\$2,093.62	Duval Tax Dist 9
3/18/20	\$788.35	Duval Tax Dist 10
	\$2,881.97	
(Attach supporting documentation for request.)		

RECEIVED

GENERAL FUND

Date	Amount	Authorized By
March 23, 2020	\$10,105.82	Bernadette Peregrino

Vendor #57 - BNY MELLON C/O Bartram Park - Series 2015

3/23/20	001.300.20700.10500
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DUVAL COUNTY TAXES		
3/5/20	\$7,341.42	Duval Tax Dist 9
3/18/20	\$2,764.40	Duval Tax Dist 10
	\$10,105.82	
(Attach supporting documentation for request.)		

Bartram Park CDD**RECEIVED****GENERAL FUND****MAR 23 2020****Check Request**

Date	Amount	Authorized By
March 23, 2020	\$1,923.09	Bernadette Peregrino

Payable to:

Vendor #58 - BNY MELLON C/O Bartram Park - Series 2012-4
--

Date Check Needed:

Budget Category:

3/23/20	001.300.20700.10600
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Intended Use of Funds Requested:

TXFER TAX RCPTS FROM DUVAL CTY/LENNAR ASSESSMENTS		
3/5/20	\$1,397.04	Duval Tax Dist 9
3/18/20	\$526.05	Duval Tax Dist 10
	\$1,923.09	
(Attach supporting documentation for request.)		

Bartram Park CDD**RECEIVED****GENERAL FUND****MAR 23 2020****Check Request**

Date	Amount	Authorized By
March 23, 2020	\$2,816.17	Bernadette Peregrino

Payable to:

Vendor #59 - BNY MELLON C/O Bartram Park - Series 2012-3
--

Date Check Needed:

Budget Category:

3/23/20	001.300.20700.10700
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Intended Use of Funds Requested:

TXFER TAX RCPTS FROM DUVAL CTY		
3/5/20	\$2,045.82	Duval Tax Dist 9
3/18/20	\$770.35	Duval Tax Dist 10
	\$2,816.17	
(Attach supporting documentation for request.)		

Bartram Park CDD**RECEIVED****GENERAL FUND****MAR 23 2020****Check Request**

Date	Amount	Authorized By
March 23, 2020	\$2,046.12	Bernadette Peregrino

Payable to:

Vendor #60 - BNY MELLON C/O Bartram Park - Series 2012-5
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Date Check Needed:

Budget Category:

3/23/20	001.300.20700.10900
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Intended Use of Funds Requested:

TXFER TAX RCPTS OFF ROLL FROM MATTAMY WIRE		
3/5/20	\$1,486.41	Duval Tax Dist 9
3/18/20	\$559.71	Duval Tax Dist 10
	\$2,046.12	
(Attach supporting documentation for request.)		