

BARTRAM PARK

Community Development District

February 24, 2022

AGENDA

Bartram Park

Community Development District

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

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

February 17, 2022

Board of Supervisors
Bartram Park Community Development District
Staff Call In#: 1-800-264-8432: Code: 768004

Dear Board Members:

The Bartram Park Community Development District Board of Supervisors is scheduled for **Thursday, February 24, 2022 at 2:00 p.m.** at the Bartram Springs Amenity Center, 14530 East Cherry Lake Dr., Jacksonville, FL 32258.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Matters Related to Refunding Bond Series 2022
 - A. Acceptance of Engagement Letter from FMS Bonds
 - B. Consideration of Resolution 2022-02, Authorizing Sale of Existing Principle Balance for Issuance of Refunding Bond Series 2022
 1. Fifth Supplemental Trust Indenture
 2. Commitment Letter
 - C. Consideration of Resolution 2022-03, Supplemental Assessment Resolution for Refunding Bond Series 2022
 1. Supplemental Assessment Methodology Report
- IV. Other Business
- V. Audience Comments
- VI. Supervisor's Requests
- VII. Next Scheduled Meeting – April 27, 2022 @ 11:00 a.m. at The Bartram Springs Amenity Center, 14530 East Cherry Lake Dr., Jacksonville, FL 32258

VIII. Adjournment

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call.

Sincerely,

James Oliver

James Oliver
District Manager

THIRD ORDER OF BUSINESS

A.

fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

February 3, 2022

Bartram Park Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite # 114
World Golf Village
St. Augustine, Florida 32092
Attention: Mr. Jim Oliver

Re: Agreement for Placement Agent Services & Rule G-17 Disclosure

Dear Mr. Oliver:

Thank you for the opportunity to work with the Bartram Park Community Development District (the "Issuer") regarding the placement of the Special Assessment Refunding Bonds, Series 2022 (the "Bonds"). The Issuer and FMSbonds, Inc. ("FMS"), solely in its capacity as Placement Agent, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS's role is limited to act as Placement Agent within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. FMS is not acting as a municipal advisor for the developer in connection with the subject transaction. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your placement agent. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)² (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

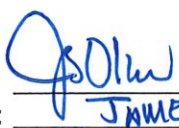
Yours truly,

FMSbonds, Inc.

By: 
Name: Jon Kessler
Title: Executive Director

Agreed to and accepted as of the date first written above:

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

By: 
Name: James Oliver
Title: Secretary

² Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

ATTACHMENT I

Section 1 **Scope of Services of FMS:** FMS proposes that its duties as Placement Agent shall be limited to the following:

1. To coordinate the financing process;
2. To conduct due diligence;
3. To assist in the preparation of a placement memorandum; and
4. To review the assessment methodology and Bond documents.

Section 2 **Terms and Conditions:**

1. **Placement Agent Fee ("Placement Fee")**. FMS shall act as sole Placement Agent. The Placement Fee to FMS for acting as Placement Agent shall be 1.5% of the Par Amount of any Bonds issued. The Placement Fee shall be due and payable only upon the closing of the Bonds.
2. **Bond Placement Agreement**. The obligations of the Placement Agent and those of the Issuer would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions.
3. **Costs of Issuance**. The Issuer shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the placement agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
4. **Information**. The Issuer agrees to reasonably and actively assist FMS in achieving a placement that is satisfactory to FMS and the Issuer. To assist FMS in the placement the Issuer will (a) provide and cause the Issuer's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the placement, included but not limited to, information and evaluations prepared by the Issuer and its advisors; and (b) otherwise assist FMS in its placement efforts.
5. **Term of Engagement**. The term of this Agreement shall commence as of the date of this Agreement and continue in full force and effect unless terminated by either party. In event of termination by the Issuer without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
6. **No Commitment**. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only

be made a part of a placement agreement or purchase agreement at the time of the sale of the bonds.

The engagement contemplated hereby and this agreement are solely for the benefit of the Issuer and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This Agreement contains the entire understanding of the parties relating to the transactions contemplated hereby and this Agreement supersedes all prior agreements, understandings and negotiations with respect thereto. This Agreement may be executed in counterparts each of which shall be an original but all of such counterparts shall constitute one and the same instrument.

7. No Financial Advisor. FMS's role is limited to that of a Placement Agent and not a Financial Advisor or Municipal Advisor

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ATTACHMENT II

MSRB Rule G-17 Disclosure --- The Issuer has engaged FMS to serve as Placement Agent, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as Placement Agent, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your Placement Agent. Any such advice was provided by FMS as a Placement Agent and not as your financial advisor in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a Placement Agent to deal fairly at all times with both municipal issuers and investors.
- The Placement Agent's primary role is to place the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the Placement Agent has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Placement Agent does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.
- The Placement Agent has a duty to place the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to place the Bonds to investors at prices that are fair and reasonable.
- As Placement Agent, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.³

The Placement Agent will be compensated by a fee and/or a fee that will be set forth in the bond placement agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the Placement Agent Fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since a Placement Agent may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by FMS.

³ Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the offering document by the Placement Agent is solely for purposes of satisfying the Placement Agents' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the placement document.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond placement agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in the transaction contemplated herein remains subject to, among other things, the execution of a bond placement agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as a Placement Agent in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other placement agents in connection with the transactions contemplated herein or otherwise.

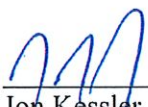
If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to FMS. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Depending on the final structure of the transaction that the Issuer and FMS decide to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the placement of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 
Name: Jon Kessler
Title: Executive Director

B.

RESOLUTION NO. 2022-02

A RESOLUTION OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF AND AWARDED THE SALE OF ITS NOT EXCEEDING \$13,155,000 PRINCIPAL AMOUNT OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE REFUNDING NOTE, SERIES 2022 TO BRIDGE FUNDING GROUP, INC. FOR THE PURPOSE OF REFUNDING ALL OF THE OUTSTANDING BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT CONVERTIBLE CAPITAL APPRECIATION SPECIAL ASSESSMENT BONDS SERIES 2012-1, CONVERTIBLE CAPITAL APPRECIATION SPECIAL ASSESSMENT BONDS SERIES 2012-3, SPECIAL ASSESSMENT BONDS SERIES 2012-4, AND THE CONVERTIBLE CAPITAL APPRECIATION SPECIAL ASSESSMENT BONDS SERIES 2012-5 (THE “REFUNDED BONDS”); APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A FIFTH SUPPLEMENTAL TRUST INDENTURE AND APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, BOND REGISTRAR AND PAYING AGENT THEREUNDER; AUTHORIZING CERTAIN OFFICIALS OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID 2022 NOTE; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID 2022 NOTE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bartram Park Community Development District (the “District”) is authorized by Florida Statutes, Chapter 190 (the “Act”), particularly Section 190.016(7), and the Master Indenture (as hereinafter defined) to issue debt for the purpose of refunding outstanding bonds of the District; and

WHEREAS, the District issued its Convertible Capital Appreciation Special Assessment Bonds Series 2012-1, Convertible Capital Appreciation Special Assessment Bonds Series 2012-3, Special Assessment Bonds Series 2012-4, and Convertible Capital Appreciation Special Assessment Bonds, Series 2012-5 (collectively, the “2012 Bonds”) to re-finance outstanding bonds issued to finance the acquisition, construction and installation of assessable capital improvements pursuant to a Master Trust Indenture dated as of August 1, 2005 (the “Master Indenture”) and a Third Supplemental Trust Indenture dated as of May 1, 2012, both between the District and The Bank of New York Mellon Trust Company, N.A., as Trustee (the “Trustee”); and

WHEREAS, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to its bonds by levying and collecting special assessments on property located within the District and specially benefitted by the assessable improvements financed with certain proceeds of the 2012 Bonds; and

WHEREAS, the District now desires to authorize the issuance of and award the sale of its Special Assessment Revenue Refunding Note, Series 2022 in a principal amount of not exceeding \$13,155,000 (the “2022 Note”), to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the 2022 Note; and

WHEREAS, the Board of Supervisors of the District (the “Board”) has received from BankUnited, N.A. a commitment letter attached hereto for the purchase of the 2022 Note by its affiliate Bridge Funding Group, Inc. (the “Purchaser”) and the Board has determined that acceptance of such proposal and the sale of the 2022 Note to the Purchaser is in the best interest of the District for the reasons hereafter indicated including particularly Section 4 hereof.

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

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined). The District’s Outstanding 2012 Bonds maturing after May 1, 2022 are referred to herein as the “Refunded Bonds.”

SECTION 2. Authorization. There is hereby authorized to be issued the 2022 Note in the principal amount not to exceed \$13,155,000. The 2022 Note shall bear an interest rate of 2.80% per annum, subject to adjustment to a Default Rate and/or a Taxable Rate as provided in the Purchaser’s commitment letter attached hereto and the Supplemental Indenture (as defined below), shall mature on May 1, 2037 and shall have such other provisions as set forth in the commitment letter attached hereto and the Supplemental Indenture. The 2022 Note shall be issued under and secured by the Master Indenture as supplemented and amended by the Supplemental Indenture (collectively the “Indenture”). The proceeds of the 2022 Note shall be used for the purposes set forth in the Supplemental Indenture.

SECTION 3. Approval of Supplemental Indenture. The Fifth Supplemental Trust Indenture (the “Supplemental Indenture”) is hereby approved in substantially the form attached hereto and the Chairman or the Vice Chairman of the Board is hereby authorized and directed to execute and deliver such Supplemental Indenture on behalf of and in the name of the District, and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. The Bank of New York Mellon Trust Company, N.A., is hereby approved to serve as Trustee, Bond Registrar and Paying Agent under such Supplemental Indenture.

SECTION 4. Negotiated Sale; Acceptance of Commitment Letter. The District has solicited proposals from qualified financial institutions for a refunding of the Refunded Bonds. Due to the present volatility of the market for municipal debt, it is in the best interest of the District to issue the 2022 Note by negotiated sale, allowing the District to issue the 2022 Note at the most advantageous time, rather than a specified advertised future date, thereby allowing the District to obtain the best possible price, interest rate and other terms for the 2022 Note, and accordingly, the Board finds and determines that it is in the best financial interest of the District that a negotiated

sale of the 2022 Note to the Purchaser be authorized. The Purchaser's commitment letter attached hereto is hereby accepted.

SECTION 5. Form of 2022 Note. The 2022 Note shall be in substantially the form as set forth in the exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing the 2022 Note shall approve, such approval to be conclusively evidenced by the execution of the 2022 Note (by manual or facsimile signature) by such officials.

SECTION 6. Early Redemption of Refunded Bonds. Subject to delivery of the 2022 Note, all of the then Outstanding Refunded Bonds are hereby irrevocably called for redemption on May 1, 2022 at the redemption price of 100% of the principal amount of such Refunded Bonds together with accrued interest to the redemption date.

SECTION 7. Compliance with Section 190.016(7), Florida Statutes. The District hereby finds that the refunding of the Refunded Bonds as described herein and in the Indenture complies with Section 190.016(7), Florida Statutes, in that the issuance of the 2022 Note and the use of certain proceeds thereof to refund the Refunded Bonds is advantageous to the District.

SECTION 8. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2022 Note, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 9. Other Actions. The Chairman, the Vice Chairman, the Secretary and any Assistant Secretary of the District, and any authorized designee thereof (collectively, the "District Officers"), Akerman LLP, as Bond Counsel, Kutak Rock, LLP, as Counsel to the District and any other consultant or experts retained by the District, including Governmental Management Services, LLC, as District Manager and Assessment Consultant, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2022 Note and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements to complete the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture and this Resolution.

SECTION 10. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the 2022 Note are hereby approved, confirmed and ratified.

SECTION 11. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 12. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution

shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 13. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 24th day of February, 2022.

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman

[SEAL]

Attest:

By: _____
Secretary

Exhibits

A-Fifth Supplemental Indenture

B-Commitment Letter

1.

FIFTH SUPPLEMENTAL TRUST INDENTURE

**BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT**

TO

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,

AS TRUSTEE

Dated as of March 15, 2022

TABLE OF CONTENTS

This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of the Fifth Supplemental Trust Indenture.

ARTICLE I	DEFINITIONS	3
Section 101	Definitions.....	3
ARTICLE II	AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2022 NOTE	6
Section 201	Authorization of Series 2022 Note.....	6
Section 202	Terms	6
Section 203	Dating and Interest Accrual	7
Section 204	Paying Agent.....	8
Section 205	Bond Registrar	8
Section 206	Conditions Precedent to Issuance of Series 2022 Note	8
Section 209	Transfer Restrictions	9
ARTICLE III	REDEMPTION OF SERIES 2022 NOTE.....	9
Section 301	Series 2022 Note Subject to Redemption	9
Section 302	Conditional Notice of Redemption.....	9
ARTICLE IV	DEPOSIT OF SERIES 2022 NOTE PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF.....	9
Section 401	Establishment of Accounts	9
Section 402	Use of Series 2022 Note Proceeds	10
Section 403	Series 2022 Costs of Issuance Account.....	11
Section 404	Series 2022 Reserve Account	11
Section 405	Amortization Installments.....	12
Section 406	Establishment of Series 2022 Revenue Account in Revenue Fund; Application of Revenues and Investment Earnings	12
ARTICLE V	CONCERNING THE TRUSTEE	14
Section 501	Acceptance by Trustee.....	14
Section 502	Limitation of Trustee's Responsibility	14
Section 503	Trustee's Duties.....	14
Section 504	Extraordinary Fees and Expenses of Trustee.....	14
Section 505	Trustee's Standard of Care.....	15
Section 506	Brokerage Confirmations.....	15
Section 507	Patriot Requirements of Trustee.....	15
Section 508	Electronic Communications.....	15
Section 509	Supplement to Master Indenture	16
ARTICLE VI	PAYMENT OF REFUNDED BONDS.....	17
	Transfer of Amounts on Deposit in Funds and Accounts	17
Section 602	Defeasance and Payment of Refunded Bonds	18

Section 603	Application of Balances in the Funds and Accounts Established for the Refunded Bonds	18
ARTICLE VII	ADDITIONAL COVENANTS OF THE DISTRICT	19
Section 701	Affirmative Covenants of the District	19
Section 602	Negative Covenants of the District	20
Section 703	Additional Bonds.....	20
Section 702	Additional Covenant Regarding Assessments	20
Section 801	Foreclosure of Assessment Lien	20
ARTICLE VII	EVENTS OF DEFAULT	21
Section 701	Events of Default.....	21
ARTICLE VII	MISCELLANEOUS	22
Section 701	Confirmation of Master Indenture.....	22
Section 803	Amendments	23
Section 804	Counterparts	23
Section 805	Appendices and Exhibits	23
Section 806	Payment Dates.....	23
Section 807	No Rights Conferred on Others.....	23
Section 810	Waiver of Jury Trial	23
Section 811	Notices	23

Exhibit A - Form of Series 2022 Note

**FIFTH SUPPLEMENTAL
TRUST INDENTURE**

THIS FIFTH SUPPLEMENTAL TRUST INDENTURE (the “Fifth Supplemental Indenture”) dated as of March 15, 2022, from **BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT** (the “District”) to **THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.**, as successor Trustee (the “Trustee”), a national banking association, authorized to accept and execute trusts of the character herein set out and in the Master Indenture herein defined.

WHEREAS, the District has heretofore issued its Bartram Park Community Development District Convertible Capital Appreciation Special Assessment Bonds Series 2012-1, Convertible Capital Appreciation Special Assessment Bonds Series 2012-3, Special Assessment Bonds Series 2012-4, and Convertible Capital Appreciation Special Assessment Bonds, Series 2012-5 (collectively, the “2012 Bonds”) to re-finance outstanding bonds issued to finance the acquisition, construction and installation of assessable capital improvements (the “2012 Project”) pursuant to a Master Trust Indenture dated as of August 1, 2005 (the “Master Indenture”) and a Third Supplemental Trust Indenture dated as of May 1, 2012, (the “Third Supplement” and, together with the Master Indenture, the “2012 Indenture”) both between the District and The Bank of New York Mellon Trust Company, N.A.; and

WHEREAS, in order to achieve debt service savings, the District proposes to refund on a current basis all of the outstanding 2012 Bonds maturing on May 1, 2037 (hereinafter the “Refunded Bonds”); and

WHEREAS, pursuant to Resolution No. 2022-__, adopted by the Governing Body on February 24, 2022 (the “Note Resolution”), the District authorized the issuance, sale and delivery of its not to exceed \$13,155,000 Bartram Park Community Development District Revenue Refunding Note, Series 2022 (the “Series 2022 Note”); and

WHEREAS, the Series 2022 Note will be secured pursuant to the Master Indenture and this Fifth Supplemental Indenture (hereinafter sometimes collectively referred to as the “Indenture”); and

WHEREAS, the proceeds of the Series 2022 Note will be used to provide funds, together with other available moneys, to (i) refund all of the outstanding Refunded Bonds and (ii) pay the costs of issuance of the Series 2022 Note; and

WHEREAS, the Series 2022 Note will be payable from and secured by all revenues received by the District from Special Assessments levied and collected on a portion of the District Lands including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Special Assessments or from the issuance of tax certificates with respect to such Special Assessments, which, together with the Series 2022 Pledged Funds and Accounts (defined below), will comprise the Series 2022 Trust Estate; and

WHEREAS, the execution and delivery of the Series 2022 Note and of this Fifth Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2022 Note, when executed by the District and authenticated

by the Trustee, valid and binding legal obligations of the District and to make this Fifth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2022 Trust Estate have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FIFTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2022 Note by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, the Series 2022 Note Outstanding (as defined in the Master Indenture) from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fifth Supplemental Indenture and in the Series 2022 Note: (a) has executed and delivered this Fifth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and this Fifth Supplemental Indenture and the provisions of the Master Indenture and this Fifth Supplemental Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture and this Fifth Supplemental Indenture, the revenues derived by the District from the Series 2022 Assessments (the "Series 2022 Pledged Revenues") and the Funds and Accounts (except for the Series 2022 Rebate Account) established hereby (the "Series 2022 Pledged Funds and Accounts"), which together shall comprise the Trust Estate securing the Series 2022 Note (the "Series 2022 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture and hereby granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2022 Note issued, secured and Outstanding under this Fifth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2022 Note and this Fifth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fifth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Fifth Supplemental Indenture, then upon such final payments, this Fifth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to the Series 2022 Note, otherwise this Fifth Supplemental Indenture shall remain in full force and effect;

THIS FIFTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the Series 2022 Note issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Fifth Supplemental Indenture), including this Fifth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2022 Note, as follows:

ARTICLE I DEFINITIONS

Section 101 Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Adjustment Event” shall mean a Determination of Taxability or an Event of Default.

“Annual Budget” shall mean the Issuer’s budget for a Fiscal Year, adopted pursuant to the provisions of the Act and Section 706 of this Indenture, as the same may be amended from time to time.

“Bank” shall mean BankUnited, N.A., a national banking association, its successors and assigns.

“Certified Resolution” shall mean a copy of one or more resolutions certified by the Secretary or an Assistant Secretary of the Issuer, under its seal, to have been duly adopted by the Board and to be in full force and effect as of the date of such certification.

“Default Rate” shall mean 5.00% per annum.

“Delinquent Assessment Interest” shall mean Series 2022 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2022 Assessment Interest has, or would have, become delinquent under State law applicable thereto.

“Delinquent Assessment Principal” shall mean Series 2022 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2022 Assessment Principal has, or would have, become delinquent under State law applicable thereto.

“Determination of Taxability” shall mean (i) the issuance by the Internal Revenue Service of a statutory notice of deficiency or other written notification which holds in effect that the interest payable on the Series 2022 Note is includable for federal income tax purposes in the gross income of the Owner thereof as a result of actions or inactions of the District, which notice or notification

is not successfully contested by either the District or any Owner of the Series 2022 Note, or (ii) a determination by a court of competent jurisdiction that the interest payable on the Series 2022 Note is includable for federal income tax purposes in the gross income of the Owner thereof as a result of actions or inactions of the District, which determination either is final and non-appealable or is not appealed within the requisite time period for appeal, or (iii) the admission in writing by the District to the effect that the interest on the Series 2022 Note is includable for federal income tax purposes in the gross income of the Owner thereof. The effective date of the Determination of Taxability shall be the date such interest is includable in gross income.

“Event of Default” shall have the meaning set forth in Section 801.

“Fiscal Year” shall mean the period of twelve (12) months beginning October 1 of each calendar year and ending on September 30 of the following calendar year, and also shall mean the period from the actual execution hereof to and including the next succeeding September 30; or such other consecutive twelve-month period as may hereafter be established pursuant to a Certified Resolution as the fiscal year of the Issuer for budgeting and accounting purposes as authorized by law.

“Interest Payment Date” shall mean each May 1 and November 1, commencing November 1, 2022.

“Issuer” shall mean Bartram Park Community Development District together with its successors and assigns.

“Monetary Default” shall mean the failure by the District to make any payment of the principal of or interest on the Series 2022 Note after the same shall become due and payable, whether at maturity, or otherwise.

“Note Resolution” shall mean Resolution No. 2022-02 adopted by the Board of the District on February 24, 2022, authorizing the issuance of the Series 2022 Note.

“Notice Address” shall mean (i) with respect to the Original Purchaser: Bridge Funding Group, Inc., c/o BankUnited, N.A.; 7765 NW 148 Street, Building 2, Miami Lakes, FL 33016, Attn: Percy R. Aguila, Jr. Senior Vice President; (ii) with respect to the Trustee: The Bank of New York Mellon Trust Company, N.A., 4655 Salisbury Road, Suite 300, Jacksonville, Florida 32256, Attn: Caroline Cowart; (iii) with respect to the District c/o District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida, 32092; and (iv) with respect to an Owner other than the Original Purchase, the notice address provided in writing to the Trustee and the District by such Owner.

“Original Purchaser” shall mean Bridge Funding Group, Inc., a Delaware corporation and an affiliate of the Bank as the initial Owner of the 2022 Note, and its successors and assigns as the registered owner of the 2022 Note.

“Owner” shall mean the registered owner (or its authorized representative) of the Series 2022 Note, and its successor and assigns. The initial Owner is the Original Purchaser.

“Series 2022 Assessments” shall mean the Assessments imposed pursuant to the Series 2022 Assessment Proceedings.

“Series 2022 Assessment Interest” shall mean the interest on the Series 2022 Assessments which is pledged to the Series 2022 Note.

“Series 2022 Assessment Principal” shall mean the principal of the Series 2022 Assessments which is pledged to the Series 2022 Note.

“Series 2022 Assessment Proceedings” shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2022 Assessments which include Resolutions No. 2012-01, 2012-02, 2012-04, 2012-08 and 2022-03, as supplemented, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2022 Assessments.

“Series 2022 Assessment Revenues” shall mean all revenues derived by the District from the Series 2022 Assessments, including proceeds from any foreclosure of the lien of Delinquent Assessment Interest and Delinquent Assessment Principal.

“Series 2022 Investment Obligations” shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District, in addition to the securities described as Investment Obligations under the Master Indenture;

- (a) Government Obligations;
- (b) Bonds, debentures, notes or other evidences of indebtedness issued by any of the following agencies or such other government - sponsored agencies which may presently exist or be hereafter created; provided that, such bonds, debentures, notes or other evidences of indebtedness are fully guaranteed as to both principal and interest by the United States of America; Bank for Cooperatives; Federal Intermediate Credit Banks; Federal Financing Bank; Federal Home Loan Bank System; Export-Import Bank of the United States; Farmers Home Administration; Small Business Administration; Inter-American Development Bank; International Bank for Reconstruction and Development; Federal Land Banks; the Federal National Mortgage Association; the Government National Mortgage Association; the Tennessee Valley Authority; or the Washington Metropolitan Area Transit Authority;
- (c) Demand deposits, including interest bearing money market accounts, time deposits, trust funds, trust accounts, overnight bank deposits, interest-bearing deposits, other deposit products, certificates of deposit, including those placed by a third party pursuant to an agreement between the Trustee and the Corporation, or bankers acceptances of depository institutions, including the Trustee or any of its affiliate;
- (d) Shares of money market mutual funds that invest only in the obligations described in (a) and (b) above, including money market mutual funds of the Trustee bank meeting such criteria.

Under all circumstances, the Trustee shall be entitled to rely conclusively on a certificate from the District that any investment directed by an Authorized Officer is permitted under the Indenture.

“Series 2022 Pledged Funds and Accounts” shall mean all Funds and Accounts established herein except the Series 2022 Rebate Account.

“Series 2022 Pledged Revenues” shall mean the Series 2022 Assessment Revenues.

“Series 2022 Prepayment Principal” shall mean the excess amount of Series 2022 Assessment Principal received by the District over the Series 2022 Assessment Principal included within a Series 2022 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the Series 2022 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2022 Prepayment Principal shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

“Series 2022 Reserve Account Requirement” shall mean an amount equal to five percent of the maximum annual debt service on the Series 2022 Note for the then current or any future bond year.

“Series 2022 Trust Estate” shall mean the Series 2022 Pledged Revenues and the Series 2022 Pledged Funds and Accounts.

“Taxable Rate” shall mean 3.55% per annum absent an Event of Default.

“Tax-Exempt Rate” shall mean 2.80% per annum, which shall be the interest rate borne by amounts advanced under the Series 2022 Note absent an Adjustment Event.

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2022 NOTE

Section 201 Authorization of Series 2022 Note. The Series 2022 Note is hereby authorized to be issued in the aggregate principal amount of \$[**] for the purposes enumerated in the recitals hereto to be designated “Bartram Park Community Development District Special Assessment Refunding Note, Series 2022.” The Series 2022 Note shall be substantially in the form set forth as Exhibit A to this Fifth Supplemental Indenture. The Series 2022 Note shall be issued in the denomination of its then outstanding aggregate principal amount and may be transferred only in whole and not in part, subject to the provisions of the legend on page one of the Series 2022 Note.

Upon initial issuance, the Series 2022 Note shall be registered in the registration books kept by the Bond Registrar in the name of the Original Purchaser.

Section 202 Terms. The 2022 Note shall be issued as one Term Note, shall bear interest at the fixed interest rate per annum, subject to adjustment as provided in Section 203 hereof, and shall mature in the amount and on the date set forth below:

Number	Principal Amount	Maturity Date	Interest Rate	CUSIP
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Series 2022R-1	\$12,745,000	May 1, 2037	2.80%	None
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Section 203 Dating and Interest Accrual. (a) The Series 2022 Note shall be dated the date of initial issuance and delivery. The Series 2022 Note also shall bear its date of authentication. The Series 2022 Note shall bear interest at the Tax-Exempt Rate from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on the Series 2022 Note has been paid, in which event the Series 2022 Note shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2022 Note, in which event, the Series 2022 Note shall bear interest from its dated date. Interest on the Series 2022 Note shall be due and payable on each May 1 and November 1, commencing November 1, 2022.

(a) Interest on the Series 2022 Note will be computed in all cases on the basis of a 360-day year of twelve 30-day months.

(b) If there is a Determination of Taxability not caused by the action of the Owner, the Series 2022 Note shall bear interest at the Taxable Rate from the effective date of the Determination of Taxability. Such adjustment shall survive payment of the Series 2022 Note until such time as the federal statute of limitations under which the interest on the Series 2022 Note could be declared taxable under the Code shall have expired.

(c) Upon the occurrence and continuance of an Event of Default the Series 2022 Note shall bear interest at the Default Rate.

(d) On the next Interest Payment Date (or if the Series 2022 Note shall have matured, within thirty (30) days after demand by the Owner) following the occurrence of an Adjustment Event, the District shall pay to the Owner an amount equal to the sum of (1) the difference between (A) the total interest that would have accrued on the Series 2022 Note at the Taxable Rate from the effective date of such Adjustment Event (the "Accrual Date") to such Interest Payment Date (or payment date following such demand), and (B) the actual interest paid by the District on the Series 2022 Note from the Accrual Date to such Interest Payment Date (or payment date following such demand), and (2) any interest and penalties required to be paid as a result of any Determination of Taxability.

(e) The Owner shall advise the Trustee and the District in writing within a reasonable time in good faith what amounts, if any, are owing as a result of a Determination of Taxability or any other Adjustment Event as described herein and the Trustee may conclusively rely upon such information without the duty to verify such information. In no event, however, shall the interest rate on the Series 2022 Note exceed the maximum rate permitted by law and the District shall not be required to seek an interest rate waiver from the State Board of Administration. The Trustee may conclusively rely upon the information from the Owner as to the applicable interest rate and have no obligation to verify such rate or rates. As calculated by the Owner the applicable interest rate shall be binding on the District absent manifest error.

(f) The District hereby covenants that on each date it certifies for collection Series 2022 Assessments following the effective date of an Adjustment Event, it will certify for collection Series 2022 Assessments in an amount that will provide sufficient Series 2022 Pledged Revenues to pay, in addition to the current year's Debt Service with respect to the Series 2022 Note, the

difference between the Tax-Exempt Rate and the adjusted rate from the effective date the interest rate adjustment to the immediately succeeding November 1 (the “Adjusted Rate Differential”) any interest and penalties required to be paid as a result of any such Determination of Taxability

Section 204 Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2022 Note. **Bond Registrar.** The District appoints the Trustee as Bond Registrar for the Series 2022 Note.

Section 206 Conditions Precedent to Issuance of Series 2022 Note. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2022 Note, the Series 2022 Note shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee and the Original Purchaser of:

(a) Certified copies of the Note Resolution and the Series 2022 Assessment Proceedings;

(b) Executed copies of the Master Indenture and this Fifth Supplemental Indenture;

(c) A Bond Counsel opinion addressed to the Trustee or upon which it may rely substantially to the effect that: (i) the District has the right and power under the Act as amended to the date of such opinion to authorize, execute and deliver the Master Indenture and this Fifth Supplemental Indenture, and the Master Indenture and this Fifth Supplemental Indenture have been duly and lawfully authorized, executed and delivered by the District, are in full force and effect and are valid and binding upon the District and enforceable in accordance with their respective terms; (ii) the Master Indenture, as amended and supplemented by this Fifth Supplemental Indenture, creates the valid pledge which it purports to create of the Series 2022 Trust Estate in the manner and to the extent provided in the Master Indenture and this Fifth Supplemental Indenture; (iii) the Series 2022 Note is a valid, binding, special obligation of the District, enforceable in accordance with its terms and the terms of the Master Indenture and this Fifth Supplemental Indenture, subject to bankruptcy, insolvency or other laws affecting the rights of creditors generally and entitled to the benefits of the Act as amended to the date of such opinion, and the Series 2022 Note has been duly and validly authorized and issued in accordance with law and the Master Indenture and this Fifth Supplemental Indenture; and (iv) the interest on the Series 2022 Note is excludable from gross income for federal income tax purposes;

(d) A District Counsel opinion required by the Master Indenture and in a form acceptable to the Original Purchaser and its counsel;

(e) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2022 Note, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fifth Supplemental Indenture;

(f) A defeasance opinion of Bond Counsel relating to the Refunded Bonds;

(g) The Verification Report of Terminus Analytics; and

(h) Such other documents, certificates, and opinions as shall be required by the District, the Trustee or the Original Purchaser.

Payment to the Trustee of the net proceeds of the Series 2022 Note shall constitute conclusive evidence that the foregoing conditions have been met to the satisfaction of the Original Purchaser.

Section 207 Transfer Restrictions. The registration of ownership of the Series 2022 Note may be transferred only in whole and only to (i) a Qualified Institutional Buyer (as defined in Section 517.021(20), Florida Statutes), (ii) an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended, or (iii) a subsidiary or affiliate of the Original Purchaser, in each case as certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely. The Series 2022 Note shall bear a legend consistent with this Section 207. In addition the transferee must accept in writing the provisions hereunder and the Master Trust Indenture. Upon transfer of the Series 2022 Note, the transferor will provide or cause to be provided to the Trustee cost basis information necessary for the Trustee to comply any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045, as amended. The Trustee shall conclusively rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

ARTICLE III REDEMPTION OF SERIES 2022 NOTE

Section 301 Series 2022 Note Subject to Redemption. The Series 2022 Note is subject to redemption prior to maturity as provided in the form thereof set forth as Exhibit A to this Fifth Supplemental Indenture. Interest on the Series 2022 Note which is called for redemption shall be paid on the date set for redemption from the Series 2022 Interest Subaccount or from the Series 2022 Revenue Account to the extent monies in the Series 2022 Interest Subaccount are insufficient for such purpose.

Section 302 Conditional Notice of Redemption. Notwithstanding any other provision of the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefore as shall be specified in such notice of optional redemption and may also be subject to rescission prior to the redemption date by the District if expressly set forth in such notice.

ARTICLE IV DEPOSIT OF SERIES 2022 NOTE PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401 Establishment of Accounts. There are hereby established, the following Funds and Accounts:

- (a) There is hereby established with the Trustee a Series 2022 Costs of Issuance Account;
- (b) There is hereby established with the Trustee a Series 2022 Reserve Account.

(c) There are hereby established, (i) within the Debt Service Fund held by the Trustee, a Series 2022 Debt Service Account and therein a Series 2022 Principal Subaccount, a Series 2022 Sinking Fund Subaccount and a Series 2022 Interest Subaccount; and (ii) in the Redemption Fund held by the Trustee, a Series 2022 Redemption Account, and, therein a Series 2022 Prepayment Subaccount and a Series 2022 Optional Redemption Subaccount;

(d) There is hereby established within the Revenue Fund held by the Trustee a Series 2022 Revenue Account; and

(e) There is hereby established within the Rebate Fund held by the Trustee a Series 2022 Rebate Account.

Section 402 Use of Series 2022 Note Proceeds. The net proceeds from the sale of the Series 2022 Note in the amount of \$12,745,000 (equal to the principal amount of the Series 2022 Note), together with all legally available monies in the amount of \$2,052,209.23 (the “2012 Monies”), shall upon the delivery thereof to the Trustee by the District be applied as follows shall upon the delivery thereof to the Trustee by the District be applied as follows:

(a) \$323,242.07 of sale proceeds of the Series 2022 Note shall be deposited to the credit of the Series 2022 Cost of Issuance Account and shall be applied by the Trustee at the written direction of the District to pay the costs of issuance relating to the Series 2022 Note;

(b) \$52,344.00 of the sale proceeds of the Series 2022 Note shall be deposited to the credit of the Series 2022 Reserve Account;

(c) \$224,028.78 of the 2012 Monies shall be deposited to the credit of the Series 2022 Interest Subaccount;

(d) \$14,197,594.38 (comprised of \$12,369,413.90 of sale proceeds of the Series 2022 Note, together with \$1,828,180.45 of the 2012 Monies) shall be deposited by the Trustee to the Series 2006 Bonds Redemption Fund established under the Third Supplemental Indenture to be used to redeem the Refunded Bonds on May 1, 2022, of which:

1. \$4,204,996.88 (comprised of \$3,663,532.39 of sale proceeds of the Series 2022 Note, together with \$541,464.48 of the 2012 Monies) shall be deposited by the Trustee to the 2012-1 Redemption Account within the Series 2006 Bonds Redemption Fund established under the Third Supplemental Indenture to be used to redeem the Series 2012-1 Bonds on May 1, 2022;

2. \$4,096,912.50 (comprised of \$3,569,365.70 of sale proceeds of the Series 2022 Note, together with \$527,546.79 of the 2012 Monies) shall be deposited by the Trustee to the 2012-3 Redemption Account within the Series 2006 Bonds Redemption Fund established under the Third Supplemental Indenture to be used to redeem the Series 2012-3 Bonds on May 1, 2022;

3. \$2,891,005.00 (comprised of \$2,518,739.19 of sale proceeds of the Series 2022 Note, together with \$372,265.80 of the 2012 Monies) shall be deposited by the Trustee to the 2012-4 Redemption Account within the Series 2006 Bonds Redemption Fund

established under the Third Supplemental Indenture to be used to redeem the Series 2012-4 Bonds on May 1, 2022.

4. \$3,004,680.00 (comprised of \$2,617,776.61 of sale proceeds of the Series 2022 Note, together with \$386,903.38 of the 2012 Monies) shall be deposited by the Trustee to the 2012-5 Redemption Account within the Series 2006 Bonds Redemption Fund established under the Third Supplemental Indenture to be used to redeem the Series 2012-5 Bonds on May 1, 2022.

Section 403 Series 2022 Costs of Issuance Account. The amount deposited in the Series 2022 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2022 Note, including a commitment fee payable to the Original Purchaser in the amount of 0.15% of the par amount of the Series 2022 Note. On June 15, 2022 any amounts remaining in the Series 2022 Costs of Issuance Account for which the Trustee does not have a pending requisition shall be transferred over and deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account in the Redemption Fund and used for the purposes permitted therefor.

Section 404 Series 2022 Reserve Account. Except as otherwise provided in this Section 404, amounts on deposit in the Series 2022 Reserve Account shall be used only for the purposes of making payments on the principal of the Series 2022 Note upon the final Maturity Date of such Note and making payments into the Series 2022 Interest Account and the Series 2022 Sinking Fund Account to pay Debt Service on the Series 2022 Note, when due, to the extent the moneys on deposit in such Accounts therein and available therefor are insufficient and for no other purpose. Such Account shall consist only of cash and 2022 Investment Obligations. The Series 2022 Reserve Account is held solely for the benefit of, and as security for, the Series 2022 Note and amounts therein shall not be available or be used for the purpose of making any payments with respect to any other Series of Bonds.

(a) On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2022 Reserve Account and transfer any excess therein above the Series 2022 Reserve Account Requirement resulting from any other cause other than optional prepayment of a Series 2022 Special Assessment, to the Series 2022 Redemption Account of the Debt Service Fund for the extraordinary mandatory redemption of Series 2022 Note.

(b) On each December 15, March 15, June 15 and September 15, in the event that the amount of proceeds of the Series 2022 Note on deposit in the Series 2022 Debt Service Reserve Account exceeds the Series 2022 Debt Service Reserve Requirement due to a decrease in the amount of Series 2022 Note that will be outstanding as a result of an optional prepayment by the owner of a lot or parcel of land of a Series 2022 Special Assessment against such lot or parcel, such excess shall be transferred to the Series 2022 Prepayment Subaccount of the Debt Service Fund, as a credit against the Series 2022 Prepayment Principal otherwise required to be made by the owner of such lot or parcel, to be used for the extraordinary mandatory redemption of Series 2022 Note.

(c) Anything herein or in the Master Indenture to the contrary notwithstanding, on the earliest date on which there is on deposit in the Series 2022 Reserve Account sufficient monies,

taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2022 Note, together with accrued interest and redemption premium, if any, on such Series 2022 Note to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the Series 2022 Reserve Account into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account to pay and redeem all of the Outstanding Series 2022 Note on the earliest date permitted for redemption therein and herein.

Section 405 Amortization Installments.

(a) The Amortization Installments established for the Series 2022 Note shall be as set forth in Exhibit A hereto.

(b) Upon any redemption of the Series 2022 Note (other than the Series 2022 Note redeemed in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to amortize the Outstanding principal amount of the Series 2022 Note in substantially equal annual installments of principal and interest over the remaining term of the Series 2022 Note.

Section 406 Establishment of Series 2022 Revenue Account in Revenue Fund; Application of Revenues and Investment Earnings.

(a) The Trustee shall deposit any and all amounts required to be deposited to the Series 2022 Revenue Account by this Section 406 or by any other provision of the Master Indenture or this Fifth Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2022 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The District shall deposit into the Series 2022 Revenue Account all Series 2022 Pledged Revenues, other than Series 2022 Prepayment Principal, which shall be identified by the District to the Trustee as such in writing upon deposit and shall be deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account, and any other revenues required to be deposited therein in accordance with the provisions of this Fifth Supplemental Indenture. In addition, the District shall deposit Series 2022 Assessment Revenues with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of such Series 2022 Assessment Revenues in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(A) Series 2022 Assessment Interest which shall be deposited into the Series 2022 Interest Subaccount;

(B) Series 2022 Assessment Principal, which shall be deposited into the Series 2022 Principal Subaccount to pay the Series 2022 Note at maturity or the Series 2022 Sinking Fund Subaccount to pay Amortization Installments on the Series 2022 Note, as applicable;

(C) Series 2022 Prepayment Principal which shall be deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account;

(D) Delinquent Assessment Principal, which shall first be applied to restore the amount of any withdrawal from the Series 2022 Reserve Account to pay the principal of Series 2022 Note, and, the balance, if any, shall be deposited into the Series 2022 Principal Subaccount or the Series 2022 Sinking Fund Account, as applicable;

(E) Delinquent Assessment Interest, which shall first be applied to restore the amount of any withdrawal from the Series 2022 Reserve Account to pay the interest on Series 2022 Note, and, the balance, if any, deposited into the Series 2022 Interest Subaccount; and

(F) all other Series 2022 Assessment Revenues, which shall be deposited into the Series 2022 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Interest Payment Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day next preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2022 Prepayment Subaccount, and, if the balance therein is greater than zero, shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2022 Note on the next succeeding Interest Payment Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2022 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of the Series 2022 Note set forth in the form of Series 2022 Note attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On each May 1 and, in the case of First below, each November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer amounts on deposit in the Series 2022 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2022 Interest Subaccount of the Series 2022 Debt Service Account of the Debt Service Fund, an amount equal to the amount of interest payable on the Series 2022 Note then Outstanding on such May 1 or November 1 less any other amount already on deposit in the Series 2022 Interest Subaccount, including capitalized interest, not previously credited;

SECOND, to the Series 2022 Sinking Fund Subaccount, the amount, if any, equal to the difference between the Amortization Installment of the Series 2022 Note subject to mandatory sinking fund redemption on each May 1, and the amount already on deposit in the Series 2022 Sinking Fund Subaccount not previously credited;

THIRD, on May 1, 2037, to the Series 2022 Principal Subaccount, the amount, if any, equal to the difference between the principal of the Series 2022 Note maturing on May 1, 2037 and the amount already on deposit in the Series 2022 Principal Subaccount not previously credited;

FORTH, to the Series 2022 Reserve Account, the amount necessary to make the amount therein equal to the Series 2022 Reserve Account Requirement; and

FIFTH, the balance shall be retained in the Series 2022 Revenue Account.

Anything herein to the contrary notwithstanding, it shall not, a fortiori, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor.

(e) On any date determined by the District, the District shall give the Trustee written direction, and the Trustee shall, transfer from the Series 2022 Revenue Account to the Series 2022 Rebate Account established for the Series 2022 Note in the Rebate Fund in accordance with the Master Indenture and the Tax Regulatory Covenants, the amount determined by the District to be due and owing to the United States, which amount shall be paid by the Trustee upon written instruction by the District, to the United States, when due.

(f) On or after each November 2, the balance on deposit in the Series 2022 Revenue Account on such November 2 shall be deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account in the Redemption Fund and applied on the next succeeding Interest Payment Date to the extraordinary redemption of Series 2022 Note; provided however, that on the date of such proposed transfer the amount on deposit in the Series 2022 Reserve Account in the Reserve Fund shall be equal to the Series 2022 Reserve Account Requirement, and, provided further, that the Trustee shall not have actual knowledge (as described in Section 606 of the Master Indenture) of an Event of Default under the Master Indenture or hereunder relating to the Series 2022 Note, including the payment of Trustee's fees and expenses then due.

(g) Anything herein or in the Master Indenture to the contrary notwithstanding, earnings on investments in all of the Funds and Accounts held as security for the Series 2022 Note shall be invested only in Series 2022 Investment Obligations. Earnings on investments in the Series 2022 Debt Service Account, the Subaccounts therein and in the Series 2022 Redemption Account and the Subaccounts therein shall be deposited, as realized, to the credit of the Series 2022 Revenue Account and used for the purpose of such Account. All earnings on investments in the Series 2022 Revenue Account shall be retained therein.

ARTICLE V CONCERNING THE TRUSTEE

Section 501 Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fifth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

Section 502 Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fifth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503 Trustee's Duties. Except as otherwise expressly stated in this Fifth Supplemental Indenture, nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

Section 504 Extraordinary Fees and Expenses of Trustee. In the event that the Trustee shall be required under the Indenture or directed by the Owner of the Series 2022 Note to take actions to enforce the collection of Delinquent Assessments or to take any other extraordinary

actions under the Indenture, the Trustee shall be entitled to withdraw its reasonable fees and expenses, including reasonable attorney fees, costs and expenses, from the Series 2022 Trust Estate upon presenting the District with an invoice of the fees, costs and expenses to be paid.

Section 505 Trustee's Standard of Care. The Trustee, prior to the occurrence of an Event of Default, as defined in Section 902 of the Master Indenture, and after the curing of all Events of Default which may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in the Indenture. During the existence of any Event of Default (which has not been cured), the Trustee shall exercise the rights, duties and powers vested in it with the same degree of care and skill in their exercise as a prudent person would exercise or use under the circumstances in the conduct of their own affairs.

Section 506 Brokerage Confirmations. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish or otherwise make available to the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 507 Patriot Act Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

Section 508 Electronic Communications. To. The Trustee shall have the right to accept and act upon directions or instructions given in connection with the Series 2022 Note and delivered using Electronic Means (defined below); provided, however, that the District shall provide to the Trustee an incumbency certificate listing Authorized Officers with the authority to provide such directions or instructions (each an "Authorized Officer") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the District elects to give the Trustee directions or instructions using Electronic Means and the Trustee in its discretion elects to act upon such directions or instructions, the Trustee's understanding of such directions or instructions shall be deemed controlling. The District understands and agrees that the Trustee cannot determine the identity of the actual sender of such directions or instructions and that the Trustee shall conclusively presume that directions or instructions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The District shall be responsible for ensuring that only Authorized Officers transmit such directions or instructions to the Trustee and that all Authorized Officers treat applicable user and authorization codes, passwords and/or authentication keys as confidential and with extreme care. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such directions or

instructions notwithstanding such directions or instructions conflict or are inconsistent with a subsequent written direction or written instruction. The District agrees: (i) to assume all risks arising out of the use of Electronic Means to submit directions or instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized directions or instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting directions or instructions to the Trustee and that there may be more secure methods of transmitting directions or instructions and (iii) that the security procedures (if any) to be followed in connection with its transmission of directions or instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances. "Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys, or another method or system specified by the Trustee as available for use in connection with its services hereunder.

Section 509 Supplement to Master Indenture. The Master Indenture is hereby amended with respect to the Series 2022 Note by inserting at the conclusion of Article XIII thereof the following new Section 13.25:

Section 13.25. *Duties of Trustee re Certain Bankruptcy Matters.* In connection with the solicitation of votes to approve or reject a plan of reorganization in any federal bankruptcy of a landowner within the District hereof (each a "Proceeding"), the Trustee shall only be required to act to approve or reject such reorganization plan upon the timely written direction of the holders of a majority in aggregate principal amount of the Outstanding Bonds of all Series affected upon which the Trustee may conclusively rely. The Trustee shall have no liability for any failure to act with respect to any Proceeding if it does not receive such written direction and indemnity satisfactory to it in a sufficiently timely manner in order for the Trustee to meet any deadline applicable to such Proceeding. In any such Proceeding the Trustee shall have the right, at the direction of the holders of a majority in aggregate principal amount of the Outstanding Bonds of all Series affected, following the assignment of the rights from the District, but is not obligated, to vote in any such Proceeding as to any assigned claims of the District, and, if the Trustee chooses to exercise such rights, following the assignment by the District, the District shall be deemed to have appointed the Trustee as its agent and granted to the Trustee, for the benefit of the Bondholders, an irrevocable power of attorney coupled with an interest, and its proxy, for the purpose of exercising such rights available to the District in connection with voting to approve or reject such reorganization plan related to any such Proceeding, provided, however, that such assignment shall only extend to the District's rights related to the particular assessments and particular series of bonds subject to the Proceeding and shall not relate to the District's rights related to any outstanding operation and maintenance assessment lien or debt assessment lien securing an unrelated series of bonds.. Prior to taking any such action the Trustee shall be entitled to indemnity satisfactory to it for any fees, costs or expenses (including reasonable attorney's fees, costs and expenses) with respect to such action and the Trustee shall be entitled to the protections and immunities set forth in this Article regardless of whether there exists an Event of Default. The District shall notify the Trustee in writing (the "Bankruptcy Notice") promptly upon obtaining knowledge of any federal bankruptcy filing or proceeding ("Initial Filing") of any

landowner within the District who, at the time that such bankruptcy petition is filed, is responsible for at least twenty percent (20%) of the Assessments (each a “Defaulted Landowner”). In addition to giving notice of the Initial Filing in reasonable detail, the Bankruptcy Notice shall specifically state that (i) the District is obligated under the Supplemental Indenture to assign its right to approve or reject the reorganization plan of the Defaulted Landowner (each a “Reorganization Plan”) to the Trustee for the benefit of the Bondholders and (ii) reference the Bondholders’ right to direct the Trustee to approve or disapprove the Reorganization Plan pursuant to this Section 13.23, provided, however, that such assignment shall only extend to the District’s rights related to the particular assessments and particular series of bonds subject to the Proceeding and shall not relate to the District’s rights related to any outstanding operation and maintenance assessment lien or debt assessment lien securing an unrelated series of bonds. Additionally, prior to the commencement of the solicitation to approve or reject a Reorganization Plan with respect to any such Proceeding, the District shall give additional written notice to the Trustee stating (i) the dates and details of the Reorganization Plan solicitation and (ii) that it has in fact assigned its rights to approve or reject the Reorganization Plan to the Trustee pursuant to the Supplemental Indenture. The Trustee shall forward such notices to the Bondholders promptly upon receipt from the District, but shall have no duty to give any other notice under the Supplemental Indenture or this Section 13.23.

ARTICLE VI

PAYMENT OF REFUNDED BONDS

Section 601 Transfer of Amounts on Deposit in Funds and Accounts. The amounts on deposit in the Funds and Accounts held under the Third Supplemental Indenture as a part of the Trust Estates for the Refunded Bonds shall be transferred into the Funds and Accounts established hereby or otherwise applied as set forth below:

<u>Transfer From</u>	<u>To</u>	<u>Amount</u>
2012-1 Revenue Account	2012-1 Redemption Account	\$342,797.76
2012-3 Revenue Account	2012-3 Redemption Account	\$333,986.55
2012-4 Revenue Account	2012-4 Redemption Account	\$235,679.14
2012-5 Revenue Account	2012-5 Redemption Account	\$244,946.09
2012-1 Debt Service Reserve Account	2012-1 Redemption Account	\$198,666.73
2012-3 Debt Service Reserve Account	2012-3 Redemption Account	\$193,560.24
2012-4 Debt Service Reserve Account	2012-4 Redemption Account	\$136,586.66
2012-5 Debt Service Reserve Account	2012-5 Redemption Account	\$141,957.28

Section 602 Defeasance and Payment of Refunded Bonds. The deposit of the proceeds of the Series 2022 Note to the 2012 Redemption Accounts pursuant to Section 402 and the amounts transferred to the 2012 Redemption Accounts pursuant to Section 601 (the “Escrow Funds”) shall constitute deposit of moneys with the Trustee solely for the payment of the principal and interest on the Refunded Bonds on May 1, 2022 and such deposits shall be used solely for such purposes.

(a) The District hereby instructs and directs the Trustee as the registrar for the Refunded Bonds to give the notice or notices required by the 2012 Indenture including notice of the redemption and defeasance of the Refunded Bonds. All of the Refunded Bonds shall be redeemed on May 1, 2022 at 100% of the principal amount thereof plus accrued interest to such redemption date. The District will not exercise any optional redemption of the Refunded Bonds except as provided in this Section.

(b) In reliance upon the Verification Report, the District represents and warrants that the deposit of the Escrow Funds is sufficient to pay the principal of and interest due on the Refunded Bonds upon May 1, 2022. If such deposit shall be insufficient to make such payments, the District shall timely deposit with the Trustee, solely from legally available funds of the District, such additional amounts as may be required to pay the Refunded Bonds on such date. Notice of any insufficiency shall be given by the Trustee to the District as promptly as possible, but the Trustee shall in no manner be responsible for the District’s failure to make such deposits.

(c) Concurrently with the deposit set forth above, the Refunded Bonds are hereby deemed to have been paid in full within the meaning and with the effect expressed in the 2012 Indenture and such 2012 Indenture shall be deemed to have been terminated with respect to its applicability to such Refunded Bonds, except for the provisions thereof that survive termination.

(d) The Escrow Funds are irrevocably pledged and the holders of the Refunded Bonds shall have an express lien on the Escrow Funds pursuant to the terms hereof until paid out, used and applied in accordance with this Section. Neither the District nor the Trustee shall cause, and the District will not permit, any other lien or interest to be imposed upon the Escrow Funds. The Trustee shall have no lien whatsoever upon any of the Escrow Funds and no right to apply any of the Escrow Funds for the payment of its fees and expenses.

(e) The provisions of this Section are made for the benefit of the District, the holders from time to time of the Refunded Bonds and the holder of the 2022 Note and shall not be repealed, revoked, altered or amended without the written consent of all such holders, the Trustee and the District.

Section 603 Application of Balances in the Funds and Accounts Established for the Refunded Bonds. After transfer of the amounts from the Funds and Accounts for the Refunded Bonds as described above, all remaining amounts in such Funds and Accounts as well as any other proceeds of Series 2022 Note shall be deposited to the Series 2022 Revenue Account.

ARTICLE VII
ADDITIONAL COVENANTS OF THE DISTRICT

Section 701 Affirmative Covenants of the District. For so long as any of the principal amount of or interest on the Series 2022 Note is Outstanding or any duty or obligation of the District contemplated hereunder or under the Series 2022 Note remains unpaid or unperformed, the District covenants to the Owner as follows:

(a) The District shall perform all actions, functions, or requirements in order to maintain the tax exempt status of the Series 2022 Note.

(b) Proceeds from the Series 2022 Note will only be used to redeem the Refunded Bonds, fund the Series 2022 Reserve Account and pay the Costs of Issuance of the Series 2022 Note.

(c) The 2012 Project is and will be owned by the District or another political subdivision of the State of Florida and the 2012 Project shall be available for use by the general public on the same basis, subject only to conditions imposed by the District or another political subdivision of the State of Florida as may be necessary to protect the health, safety and general welfare of the District and its inhabitants, visitors, property owners and workers or to protect such 2012 Project from damage, misuse, or destruction. The District shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the 2012 Project. To the extent the District maintains any portion of the 2012 Project, the District shall levy operation and maintenance assessments as shall be necessary to provide for the maintenance of such portion of the 2012 Project maintained by the District.

(d) The District will levy the Series 2022 Assessments in accordance with the Act and the Assessment Proceedings in such amounts, when combined with amounts in the Debt Service Fund, as shall produce an amount at least sufficient to pay the principal of and interest on the Series 2022 Note as the same becomes due and payable, in addition to all other expenses payable out of the Series 2022 Assessments. Series 2022 Assessments shall be used solely to pay debt service on the Series 2022 Note including the cost of collection, and as otherwise provided under the Indenture. The District represents to the Owner that the District has taken all steps legally necessary to have been taken as of the date of issuance of the Series 2022 Note in order to impose the Series 2022 Assessments and the District shall take all steps within its power as shall in the future be legally necessary to impose the Series 2022 Assessments in such amount. The District covenants that if any of the Series 2022 Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make any such assessment when it might have done so, the District covenants that it will take all necessary steps to cause new Series 2022 Assessments to be made in the manner provided by law and in any case any such second Series 2022 Assessment or an initial Series 2022 Assessment for one that shall have been omitted, shall either in whole or in part be annulled, vacated or set aside, or be unenforceable or uncollectible by reason of defect or irregularity, the District shall obtain and make other Series 2022 Assessments until a valid assessment shall be made.

(e) The District shall utilize the uniform method for collection of the Series 2022 Assessments as authorized by Section 197.3632, *Florida Statutes*.

Section 702 Negative Covenants of the District. For so long as any of the principal amount of or interest on the Series 2022 Note is Outstanding or any duty or obligation of the District contemplated hereunder or under the Series 2022 Note remains unpaid or unperformed, the District covenants to the Owner as follows:

(a) The District shall not materially alter, amend or repeal the Assessment Proceedings, or take any action impairing the authority thereby or hereby given with respect to the Series 2022 Assessments, or the payment of the Series 2022 Note, without the prior written approval of the Owner which approval shall not be unreasonably withheld.

(b) The District shall not create or permit to be created any charge, pledge, assignment, mortgage or lien on the Series 2022 Pledged Revenues (including the Series 2022 Assessments) or amounts in the funds and accounts created under the Indenture ranking equal with, prior to or subordinate to the lien on the Series 2022 Pledged Revenues (including the Series 2022 Assessments).

Section 703 Additional Bonds. The District covenants and agrees that so long as the Series 2022 Note is Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2022 Trust Estate; provided, however, that the District may issue Bonds under the Master Indenture or under another indenture for purposes permitted by the Act which are secured by Assessments levied on the same tax parcels subject to the Series 2022 Assessments. The District shall provide written notice of the issuance of such Bonds to the Owner within thirty (30) days thereafter.

Section 704 Additional Covenant Regarding Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Fifth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2022 Assessments, and to levy the Series 2022 Assessments, in such manner and in such amounts as will generate funds sufficient to pay the principal of and interest on the Series 2022 Note, when due. The District further covenants and agrees that the Series 2022 Assessments shall be collected pursuant to the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, as amended, unless such method is not available.

The District further covenants and agrees that it will not reduce the Series 2022 Assessment on any tax parcel from that set forth in the Assessment Proceedings on account of any reduction in Debt Service on the Series 2022 Note resulting from a redemption of Series 2022 Note from amounts deposited into the Series 2022 Prepayment Subaccount in the Series 2022 Redemption Account in the Redemption Fund except to the extent such Series 2022 Assessment was prepaid.

Section 705 Foreclosure of Assessment Lien. Notwithstanding any provisions of the Indenture to the contrary, the following provisions shall apply with respect to the Series 2022 Assessments and Series 2022 Note.

If any property shall be offered for sale for the nonpayment of any Series 2022 Assessment and no Person or Persons shall purchase such property for an amount equal to the full amount due on the Series 2022 Assessments for such property (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may (but is not required to be) then be purchased by the District for an amount greater than or equal to the balance due on the Series 2022 Assessments for such property (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Series 2022 Note; provided that the Trustee shall have the right, acting at the direction of the Owner, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken through the Trustee, shall have the power and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2022 Debt Service Account. The District, either through its own actions, or actions caused to be taken through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owner of the Series 2022 Note within sixty (60) days after the receipt of the request therefore signed by the Trustee or the Owner. The Trustee may, upon direction from the Owner, pay costs associated with any actions taken by District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture.

Section 705 Financial Statements. The Issuer shall keep proper books of record and account and audited annual financial statements in accordance with Generally Accepted Accounting Principles consistently applied and consistent with the provisions of this Indenture (separate from all other records and accounts), and which, together with all other books and records of the Issuer, including, without limitation, insurance policies, relating to the 2012 Project, shall at all times be subject to during regular business hours to the inspection of the Owner. On or before June 30 of each year for the Fiscal Year ending on the preceding September 30, commencing June 30, 2022 for the Fiscal Year ending September 30, 2021, copies of such audited annual financial statements shall be mailed or delivered electronically via e-mail to the Bank.

Section 706 Annual Budget. Prior to the start of the ensuing Fiscal Year the Issuer shall adopt a final Annual Budget in accordance with the Act and shall supply a copy of such budget promptly but no later than the immediately following October 1, to the Owner. If for any reason the Issuer shall not have adopted the Annual Budget on or before the first day of any Fiscal Year, the Annual Budget for the preceding Fiscal Year shall, until the adoption of the new Annual Budget, be deemed in force for the ensuing Fiscal Year. The Issuer may at any time adopt an amended or supplemental Annual Budget for the remainder of the current Fiscal Year, and when such amended or supplemental Annual Budget is approved it shall be treated as the official Annual Budget under this Indenture.

ARTICLE VIII EVENTS OF DEFAULT

Section 801 Events of Default. Section 10.02 of the Master Indenture is hereby amended and restated with respect to the Series 2022 Note to add thereto the following.

Each of the following events is hereby declared to be an "Event of Default" with respect to the Series 2022 Note:

- (a) a Monetary Default; or
- (b) the District shall default in the performance of or compliance with any term or covenant contained in the Indenture, which default or noncompliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the District by the Owner; or (ii) the Owner is notified of such noncompliance or should have been so notified, whichever is earlier; provided, however, if the District is diligently pursuing a remedy, then the cure period is extended to ninety (90) days; or
- (c) any representation or warranty made in writing by or on behalf of the District in any agreement relating to the Series 2022 Note shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or
- (d) the District is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the District, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof; or
- (e) the District shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
- (f) the District shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Owner or any other subsidiary or affiliate of the Owner; or
- (g) a judgment or order shall be rendered against the District for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days; provided, however, if the District is diligently pursuing a remedy, then the cure period is extended to ninety (90) days.

Section 802 Remedies. Upon the occurrence and during the continuance of an Event of Default, the Trustee shall be entitled to all remedies available under the Indenture.

ARTICLE IX MISCELLANEOUS

Section 901 Confirmation of Master Indenture. As supplemented by this Fifth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Fifth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master

Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fifth Supplemental Indenture and to the Series 2022 Note issued hereunder.

Section 902 Amendments. No amendment to this Fifth Supplemental Indenture or Section 13.01(d) of the Master Indenture shall be made without the written consent of the Owner.

Section 903 Counterparts. This Fifth Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

Section 904 Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Fifth Supplemental Indenture are hereby incorporated herein and made a part of this Fifth Supplemental Indenture for all purposes.

Section 905 Payment Dates. In any case in which an Interest Payment Date or the Maturity Date of the Series 2022 Note or the date fixed for the redemption of any Series 2022 Note shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the due date, however interest on such payment shall accrue through and including such next succeeding Business Day.

Section 906 No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Owner of the Series 2022 Note.

Section 907 Waiver of Jury Trial. THE DISTRICT AND THE TRUSTEE WAIVE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THE INDENTURE, THE SERIES 2022 NOTE AND/OR THE SERIES 2022 TRUST ESTATE. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY THE DISTRICT AND THE TRUSTEE. THE DISTRICT AND THE TRUSTEE, EACH ACKNOWLEDGE THAT NO PERSON ACTING ON BEHALF OF A PARTY TO THE INDENTURE HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. THE DISTRICT AND THE TRUSTEE FURTHER ACKNOWLEDGE THAT THEY HAVE BEEN REPRESENTED (OR HAVE HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THE INDENTURE AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT COUNSEL, SELECTED OF THEIR OWN FREE WILL, AND THAT THEY HAVE HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

Section 908 Notices. Any notice to be provided to the District or the Trustee under the Indenture with respect to the Series 2022 Note shall be provided to the Owner at the Notice Address.

Section 909 Electronic Communication. The Trustee shall have the right to accept and act upon directions or instructions, including funds transfer instructions (collectively, “Instructions”) delivered using Electronic Means (defined below); provided, however, that the District shall provide to the Trustee an incumbency certificate listing Authorized Officers with the

authority to provide such directions or instructions (each an “Authorized Officer”) and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the District elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustees’ understanding of such Instructions shall be deemed controlling. The District understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that Instructions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The District shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that District and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the District. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee’s reliance upon and compliance with such Instructions notwithstanding such Instructions conflict or are inconsistent with a subsequent written direction or written instruction. The District agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures. “Electronic Means” shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys, or another method or system specified by the Trustee as available for use in connection with its services hereunder.

IN WITNESS WHEREOF, Bartram Park Community Development District has caused these presents to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its Vice President.

SEAL

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

By: _____
Chair, Board of Supervisors

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., as Trustee**

By: _____
Vice President

EXHIBIT A

FORM OF 2022 NOTE

THE REGISTRATION OF OWNERSHIP OF THIS SERIES 2022 NOTE MAY BE TRANSFERRED ONLY IN WHOLE AND ONLY TO (I) A QUALIFIED INSTITUTIONAL BUYER (AS DEFINED IN SECTION 517.021(20), FLORIDA STATUTES)), (II) AN “ACCREDITED INVESTOR,” AS DESCRIBED IN RULE 501(A) UNDER REGULATION D OF THE SECURITIES ACT OF 1933, AS AMENDED, OR (III) A SUBSIDIARY OR AFFILIATE OF THE ORIGINAL PURCHASER, AS PROVIDED IN THE SUPPLEMENTAL INDENTURE. SUBJECT TO THE FOREGOING RESTRICTIONS, THE REGISTERED OWNER MAY ALSO TRANSFER INTERESTS OR PARTICIPATIONS IN THIS SERIES 2022 NOTE.

No. Series 2022R-1

\$12,745,000

United States of America

State of Florida

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP</u>
2.80% (subject to adjustment as provided in the Supplemental Indenture)	May 1, 2037	March 15, 2022	None

Registered Owner: BRIDGE FUNDING GROUP, INC.

Principal Amount: TWELVE MILLION SEVEN HUNDRED FORTY FIVE THOUSAND DOLLARS and 00/100

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the “District”), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Note shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an “Interest Payment Date”), commencing on November 1, 2022, until payment of said principal sum

has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (ii) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Note. Any payment of principal, Maturity Amount or Redemption Price shall be made at such place as the Registered Owner of this Series 2022 Note may designate to the District and Trustee without presentation of the Note. Promptly following payment in full of the principal on such Note, this Note shall be deemed cancelled upon payment. Payment of interest shall be made by check (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular record date for the respective interest payment to such account as shall be specified in such request). Interest on this Note will be computed on the basis of a 360-day year of twelve 30-day months. Presentment of this Note shall not be required so long as the Original Purchaser (as defined in the Supplemental Indenture) is the registered Owner thereof. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the Indenture.

Upon the occurrence of an Adjustment Event (as defined in the Supplemental Indenture), the interest rate borne by this Series 2022 Note shall be subject to adjustment as provided in the Supplemental Indenture.

This Note is issued under a Master Trust Indenture, dated as of August 1, 2005 (the “Master Indenture”), between the District and The Bank of New York Mellon Trust Company, N.A., as successor trustee (the “Trustee”), as amended and supplemented by a Fifth Supplemental Trust Indenture, dated as of March 15, 2022 (the “Supplemental Indenture”), between the District and the Trustee (the Master Indenture as amended and supplemented by the Supplemental Indenture is hereinafter referred to as the “Indenture”). The Series 2022 Note is issued in an original aggregate principal amount of \$12,745,000 to: (i) currently refund the Refunded Bonds, (ii) fund the Series 2022 Reserve Account and (iii) pay certain costs associated with the issuance of the Series 2022 Note.

NEITHER THIS NOTE NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS NOTE AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF

THE DISTRICT OTHER THAN AS PROVIDED IN THE MASTER INDENTURE OR IN THE SUPPLEMENTAL INDENTURE AUTHORIZING THE ISSUANCE OF THE SERIES 2022 NOTE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2022 NOTE. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2022 NOTE, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2022 TRUST ESTATE, ALL AS PROVIDED HEREIN, IN THE MASTER INDENTURE AND IN THE SUPPLEMENTAL INDENTURE.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes (2022), and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2022 Note issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Maturity Amount and Redemption Price of, and the interest on, the Series 2022 Note, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2022 Assessments (as defined in the Indenture), the terms and conditions under which this Note may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the Notes, and, by the acceptance of this Note, the Owner hereof assents to all of the provisions of the Indenture. The Series 2022 Note is secured by the Series 2022 Trust Estate. The Supplemental Indenture does not authorize the issuance of any additional Notes ranking on a parity with the Series 2022 Note as to the lien and pledge of the Series 2022 Trust Estate.

The Series 2022 Note is issuable only as one registered Note without coupons in current interest form. Subject to the transfer restrictions stated on the face of this Series 2022 Note and in the Supplemental Indenture, this Note is transferable in whole but not in part by the registered Owner hereof or its duly authorized attorney at the designated corporate trust office of the Trustee, as Bond Registrar (the “Bond Registrar”), upon surrender of this Note, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Note will be issued to the transferee.

The Series 2022 Note is subject to redemption prior to maturity at the option of the District, in whole or in part, on or after May 1, 2030 at the redemption price of par, together with accrued interest to the redemption date. Notice of such redemption shall be given as provided in the Indenture.

The Series 2022 Note is subject to mandatory redemption in part by the District prior to its scheduled maturity from moneys in the Series 2022 Sinking Fund Subaccount established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in

the Master Indenture) at a redemption price equal to the principal amount being redeemed, without premium, together with accrued interest, on May 1 of the years and in the principal amounts set forth below:

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
2023	\$695,000	2031	\$865,000
2024	715,000	2032	895,000
2025	735,000	2033	915,000
2026	755,000	2034	950,000
2027	775,000	2035	970,000
2028	800,000	2036	995,000
2029	820,000	2037*	1,020,000
2030	840,000		

* Maturity

As more particularly set forth in the Master Indenture and Supplemental Indenture, the portions of Series 2022 Note that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2022 Note. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of the Series 2022 Note other than from scheduled Amortization Installments so as to re-amortize the remaining Outstanding principal balance of the Series 2022 Note in substantial equal annual installments of principal and interest over the remaining term thereof as set forth in the Supplemental Indenture.

The Series 2022 Note is subject to extraordinary mandatory redemption prior to maturity, in whole or in part on any date, in the manner determined by the Bond Registrar at the redemption price equal to the principal amount being redeemed, without premium, together with accrued interest to the date of redemption from amounts transferred to the Series 2022 Prepayment Subaccount of the Series 2022 Redemption Account in accordance with the terms of the Indenture.

Notice of redemption shall specify the principal amount of the Series 2022 Note being redeemed and be by written or electronic transmission to the Owner at the physical or electronic address of such registered Owner recorded on the bond register maintained by the Bond Registrar not less than ten (10) calendar days prior to the redemption date.

On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2022 Note or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2022 Note or such portions thereof on such date, interest on such Series 2022 Note or such portions thereof so called for redemption shall cease to accrue, such Series 2022 Note or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2022 Note or such portions thereof so called

for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

Notwithstanding any other provision of the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Note shall have no right to enforce the provisions of the Master Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Master Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Note which remain unclaimed for two (2) years after the date when such Note has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Note became due and payable, shall, subject to any applicable escheat laws, be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities (as defined in the Indenture) sufficient to pay the principal or redemption price of the Series 2022 Note or portion thereof becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2022 Note as to the Series 2022 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

THE REGISTERED OWNER WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THE INDENTURE, THE SERIES 2022 NOTE AND/OR THE SERIES 2022 TRUST ESTATE. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY REGISTERED OWNER. THE REGISTERED OWNER, ACKNOWLEDGES THAT NO PERSON ACTING ON BEHALF OF A PARTY TO THE INDENTURE HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. THE REGISTERED OWNER FURTHER ACKNOWLEDGES THAT THEY HAVE BEEN REPRESENTED (OR HAVE HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE MAKING OF THIS WAIVER BY INDEPENDENT COUNSEL, SELECTED OF THEIR OWN FREE WILL, AND THAT THEY HAVE HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Note is issued with the intent that the laws of the State of Florida shall govern its construction, without regard to conflict of law principles. All aspects of the Series 2022 Note and any related financing documents shall be governed by the law of the State of Florida, without regard to conflict of law principles.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Note and the execution of the Indenture, have happened, exist and have been performed as so required. This Note shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Bartram Park Community Development District has caused this Note to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

By: _____
Secretary

By: _____
Chair, Board of Supervisors

[Official Seal]

[FORM OF CERTIFICATE OF AUTHENTICATION FOR SERIES 2022 NOTE]

This Note is one of the Notes of the Series designated herein, described in the within-mentioned Indenture.

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.,**
as Trustee

Date of Authentication: _____, 2022

By: _____
Vice President

CERTIFICATE OF VALIDATION

This Note refunds a Series of Bonds which were validated by judgment of the Circuit Court of the Fifth Judicial Circuit of the State of Florida in and for Duval County, Florida, rendered on June 24, 2005.

Chair

[FORM OF ABBREVIATIONS FOR SERIES 2022 NOTE]

The following abbreviations, when used in the inscription on the face of the within Note, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JU TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under Uniform
Transfer to Minors Act _____ (Cust.) (Minor) (State)

Additional abbreviations may also be used

though not in the above list.

2.

BankUnited, N.A.
7765 NW 148 Street
Miami Lakes, FL 33016
E-mail: paguila@bankunited.com

Percy R. Aguila, Jr.
Senior Vice President
Corporate Banking
Office:305.818.8661 Cell:305.778.7687



Jim Oliver
District Manager
Government Management Services

January 24, 2022

RE: Bartram Park CDD--Bank Loan Proposal

Dear Mr. Oliver:

BankUnited, N.A. (the "Bank") is pleased to provide you with this Preliminary Term Sheet outlining the basic terms and conditions currently being contemplated for the proposed extension of credit applicable to the refinancing of the District's outstanding Series 2012 Bonds.

This is not a commitment to lend and is subject to final credit approval; it is an expression of our interest in providing the aforementioned financing request pursuant to the following:

Borrower:	Bartram Park Community Development District (the "District" or "Borrower").
Amount:	Not to exceed \$13,155,000 (the "Series 2022 Note Amount").
Lender:	BankUnited, N.A. and/or Bridge Funding Group, Inc., an affiliate of BankUnited, N.A (the "Lender").
Facility:	The obligation will be in the form of bonds issued by the District in an amount not to exceed the Series 2022 Note Amount, (the "Series 2022 Note"). Interest on the obligation shall be tax-exempt to the Lender.
Closing Date:	On or before March 15, 2022 (the "Closing Date") or as otherwise mutually agreed upon by the Borrower and the Lender, but no later than March 31, 2022.
Purpose:	The Series 2022 Note will refund the outstanding Special Assessment Revenue Refunding Bonds, Series 2012 (the "Series 2012 Bonds"), to fund the Debt Service Reserve Fund; and pay cost of issuance.
Security:	The Series 2022 Note Loan will be secured by a pledge of (a) all revenues received by the District from Special Assessments levied and collected on all or a portion of the District Lands including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Special Assessments or from the issuance of tax certificates with respect to such Special Assessments, and (b) all moneys on deposit in the Funds and Accounts established under the Indenture (collectively, the Pledged Revenues').

Payments: Interest is payable semi-annually, on each May 1 and November 1 of each year, commencing May 1, 2022.

Principal is payable on May 1 of each year, commencing May 1, 2023.

Day Count Method: Based on 12, 30-day months (30/360).

Term/Maturity: The Series 2022 Note shall be for a term that extends to May 1, 2037, corresponding to a preliminary amortization schedule that provides for level debt service.

Interest Rate: The tax-exempt interest rate on the Series 2022 Note shall be fixed, extending to May 1, 2037 at an interest rate of 2.80%.

Prepayment: **Optional Redemption.** Subject to 30-days notice to the Lender, the Series 2022 Note is subject to redemption prior to maturity at the option of the District, in whole or in part, on or after May 1, 2030 at the redemption price of par, together with accrued interest to the redemption date.

Bank Counsel: BankUnited will be represented by counsel to be disclosed to the District upon acceptance of the Term Sheet (the "Bank Counsel"). Bank Counsel fees (including expenses) are not expected to exceed \$15,000.

Issuer Costs/Counsel: The District will pay for its costs from the Series 2022 Note proceeds, including fees payable to its counsel, bond counsel, escrow agent, and the fees charged by Bank Counsel.

Debt Service Reserve Fund Requirement: To be funded on the Closing Date, equal to 5.0 percent of the Maximum Annual Debt Service outstanding for the Series 2022 Note.

Covenants:

(1) The District shall covenant to levy and collect the 2022 Note Assessments applicable to each property within the Series 2022 Note Assessment Area sufficient to pay principal and interest on the Series 2022 Note.

(2) The District will not create or permit to be created any charge or lien on the Pledged Revenues (including the Series 2022 Note Assessments) or amounts in the funds and accounts created under the Indenture ranking equal with, prior to or subordinate to the lien on the Pledged Revenues (including the Series 2022 Note Assessments).

Commitment Fee: A one-time commitment fee of 15 basis points on the 2022 Note Amount, payable on the Closing Date.

Trustee/Paying Agent: TBD.

Default Rate: Under an Event of Default, the Default Rate shall be calculated at 5.00%, per annum, on the Series 2022 Note. The Default Rate will no longer apply to the Series 2022 Note upon the remedying of an Event of Default due to non-payment and the applicable interest rate on the Series 2022 Note will return to 2.80% as the tax-exempt rate or 3.55%, if the Series 2022 note is outstanding with a taxable rate.

**Default &
Remedies:**

BankUnited shall be entitled to all remedies available under the financing documents and the Indenture. Upon the occurrence of an event of default under the Indenture, the financing documents will provide remedies to BankUnited customary for transactions of this nature, exercise rights and remedies available under law, equity or under the terms of the Indenture and other financing documents.

Gross Up:

Upon an event of taxability caused by actions or failures to act of the District, the interest rate on the Series 2022 Note shall increase to a taxable rate of 3.55%.

Tax Treatment:

Interest on the Series 2022 Note shall be excludable from gross income for federal income tax purposes, as evidenced by a customary opinion of the District's bond counsel. The District shall covenant to perform all actions, functions or requirements in order to maintain the tax-exempt status on the Series 2022 Note.

**Annual Reporting
Requirements:**

(1) Prepare audited financial statements of the District. The audited financial statements will be posted or provided to the Bank on or before June 30 of each year for the fiscal year ending on the preceding September 30, commencing June 30, 2022 for the fiscal year ending on the preceding September 30, 2021.

(2) Prepare an annual budget of the District (the "Annual Budget"). The Annual Budget will be posted or provided to the Bank on or before September 30 of each year for the fiscal year commencing on October 1, commencing September 30, 2022 for the fiscal year commencing October 1, 2022.

Governing Law:

All aspects of the Series 2022 Note being discussed, including this Preliminary Term Sheet, and any related financing documents would be governed by the laws of the State of Florida.

Successors/Assigns:

The Lender may, in its sole discretion and in accordance with the terms of the Series 2022 Note, state and federal securities laws and other applicable laws, from time to time, assign, sell or transfer, in whole or in part, its interest in the Series 2022 Note.

Lender's Role:

The transaction described in this document is an arm's length, commercial transaction between the District and the Lender in which: **(a)** Lender is acting solely as a principal (i.e., as a lender); **(b)** Lender is not acting as a municipal advisor or financial advisor to the District; **(c)** Lender has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the District with respect to this transaction and the discussions, undertakings and procedures leading thereto (irrespective of whether Lender has provided other services or is currently providing other services to the District on other matters); **(d)** the only obligations Lender has to the District with respect to this transaction are set forth in the definitive transaction agreements between Lender and the District; and **(e)** Lender is not recommending that the District take an action with respect to this transaction, and before taking any action with respect to this transaction, the District should discuss the information contained herein with its own legal, accounting, tax, financial and other advisors, as it deems appropriate.

Confidentiality: Notwithstanding anything herein to the contrary, any party hereto may disclose to any and all persons, without limitation of any kind the tax treatment or tax structure of this transaction. Furthermore, the parties to this transaction may disclose, as required by federal or state laws, any information as required to comply with such federal or state laws.

Acceptance: On behalf of BankUnited, we sincerely thank you for the opportunity to service your financing needs. Should you wish to proceed with obtaining formal credit approval under the general terms and conditions outlined herein please acknowledge the District's acceptance by signing below and returning one original signed document.

Very truly yours,



Percy R. Aguila, Jr.
Senior Vice President

ACCEPTED BY:

By: _____

As: _____

Cc: Jon [Kessler—jkessler@fmsbonds.com](mailto:jkessler@fmsbonds.com) and Dylan Schwartz—dylanschwartz@fmsbonds.com

C.

RESOLUTION 2022-03

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT'S CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022; CONFIRMING AND ADOPTING SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bartram Park Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District, in accordance with Chapters 170, 190, and 197, Florida Statutes, without limitation, previously adopted Resolutions 2012-01, 2012-02, 2012-04 and 2012-08 (collectively the "Assessment Resolution") imposing a master assessment lien on benefitted property (the "Series 2012 Assessments") securing the Series 2012-1 Convertible Capital Appreciation Bonds, Series 2012-3 Convertible Capital Appreciation Bonds, Series 2012-4 Special Assessment Bonds, and Series 2012-5 Convertible Capital Appreciation Bonds (collectively the "Series 2012 Bonds"); and

WHEREAS, as of the date of this resolution, there is presently \$13,800,000 principal amount of the Series 2012 Bonds outstanding, which bonds are secured by certain of the benefitted lands within the District, with the exception of any residential units that have prepaid the Series 2012 Assessments levied on such unit in full; and

WHEREAS, in order to achieve both aggregate and annual debt service savings, the District has determined it is in the best interest of the District, its residents and landowners, to refinance the outstanding Series 2012 Bonds via the issuance of refunding bonds; and

WHEREAS, on February 24, 2022, concurrently with the adoption of this Resolution, the District's Board of Supervisors (the "Board") will adopt Resolution 2022-02 authorizing the issuance of the District's \$12,745,000 Bartram Park Community Development District Capital Improvement Revenue Refunding Note, Series 2022 for the purpose of refunding the District's outstanding Series 2012 Bonds (the "Series 2022 Refunding Note"); and

WHEREAS, pursuant to and consistent with the Assessment Resolution, this Resolution shall set forth the terms of Series 2022 Refunding Note actually issued by the District and confirm the lien of the levy of special assessments securing the Series 2022 Refunding Note.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170 and 197 Florida Statutes, and the Assessment Resolution.

SECTION 2. FINDINGS. The Board of Supervisors of the Bartram Park Community Development District hereby finds and determines as follows:

(a) The District, after due notice and public hearing, previously adopted the Assessment Resolution, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. This Resolution shall supplement the Assessment Resolution for the purpose of setting forth the specific terms of the Series 2022 Refunding Note and certifying the amount of the lien of the special assessments securing any portion of the Series 2022 Refunding Note, including interest, costs of issuance, and the number of payments due.

(b) The *Supplemental Assessment Methodology Report for the Capital Improvement Revenue Refunding Note, Series 2022 (Refunding the Outstanding Series 2012 Bonds)*, dated February 23, 2022, attached to this Resolution as **Exhibit A** (the “Supplemental Assessment Report”), applies the *Revised Supplemental Special Assessment Methodology Report* dated December 5, 2006 (the “Master Assessment Report”) and the *Special Assessment Methodology Report for Replacement 2012 Bond Series 2012-1, 2012-2, 2012-3, 2012-4, and 2012-5 (Special Assessment Allocation)* dated May 31, 2012 (the “2012 Supplemental Report” together with the Master Assessment Report and the Supplemental Assessment Report the “Assessment Methodology”), to the Series 2022 Refunding Note. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Refunding Note.

(c) The District’s Project, as described in the *Bartram Park Community Development District Supplemental Engineers Report*, dated as revised March 27, 2012 and issued August 10, 2006, as may be amended from time to time, and constructed in connection with the Series 2012 Bonds continues to specially benefit all of the properties identified in the Supplemental Assessment Report. The benefits of the District’s Project continue to exceed the assessments allocated as provided in the Supplemental Assessment Report.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022 REFUNDING NOTE. This Resolution is intended to set forth the terms of the Series 2022 Refunding Note and the final amount of the lien of the special assessments securing the note. The Series 2022 Refunding Note shall bear such rates of interest and maturity as shown on **Exhibit B** attached hereto. The sources and uses of funds of the Series 2022 Refunding Note shall be as set forth in **Exhibit C**. The debt service due on the Series 2022 Refunding Note is set forth on **Exhibit D** attached hereto. The lien of the special assessments securing the Series 2022 Refunding Note on certain developable land within the District, as such land is described in

Exhibit A, shall be the principal amount due on the Series 2022 Refunding Note, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2022 REFUNDING NOTE.

(a) The special assessments for the Series 2022 Refunding Note shall be allocated in accordance with **Exhibit A**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report and the 2012 Supplemental Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2022 Refunding Note. The estimated costs of collection of the special assessments for the Series 2022 Refunding Note are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2022 Refunding Note includes that certain land within the District (as those district boundaries may be adjusted pursuant to law) that originally secured the Series 2012 Bonds, as set forth in more detail in the Assessment Methodology, with the exception of those residential units which have prepaid in full the debt service assessments securing the Series 2012 Bonds. To the extent land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing, determine such land to be benefitted and reallocate the special assessments securing the Series 2022 Refunding Note and impose special assessments on the newly added and benefitted property.

(c) Taking into account earnings on certain funds and accounts as set forth in the Master Trust Indenture and Fifth Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Series 2022 Refunding Notes debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit D**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Duval County and other Florida law. The District intends, unless inapplicable or unavailable, to collect the special assessments securing the Series 2022 Refunding Note using the Uniform Method in Chapter 197, Florida Statutes. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present the same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding

first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. CONFLICTS; OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. Notwithstanding the foregoing, upon the issuance of the Series 2022 Refunding Note and the complete redemption of the Series 2012 Bonds, the lien of the Series 2012 Assessments shall cease to secure the Series 2012 Bonds and shall instead be pledged to secure the Series 2022 Refunding Note; provided, however, that the lien of the Series 2012 Assessments relative to the Series 2012 Bonds shall remain in effect for a particular parcel until such time as such parcel has paid all annual installments of the Series 2012 Assessments relative to the Series 2012 Bonds certified for collection as of the date of this Resolution.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a *Notice of Series 2022 Assessments* in the Official Records of Duval County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Signatures on Next Page]

PASSED AND ADOPTED this 24th day of February, 2022.

ATTEST:

**BOARD OF SUPERVISORS OF THE
BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Trisston Brown, Chairman

Exhibit A: Supplemental Assessment Report, dated February 23, 2021
Exhibit B: Maturities and Coupon of Series 2022 Refunding Note
Exhibit C: Sources and Uses of Funds for Series 2022 Refunding Note
Exhibit D: Annual Debt Service Payment Due on 2021 Refunding Bonds

Exhibit A

Supplemental Assessment Report

Exhibit B

Maturities and Coupon of Series 2022 Refunding Note

Bartram Park Community Development District
Capital Improvement Revenue Refunding Note, Series 2022

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term:	05/01/2037	12,745,000	2.800%	2.800%	100.000
		12,745,000			

Dated Date	03/15/2022	
Delivery Date	03/15/2022	
First Coupon	11/01/2022	
Par Amount	12,745,000.00	
Original Issue Discount		
Production	12,745,000.00	100.000000%
Underwriter's Discount		
Purchase Price	12,745,000.00	100.000000%
Accrued Interest		
Net Proceeds	12,745,000.00	

Exhibit C

Sources and Uses of Funds

SOURCES AND USES OF FUNDS

Bartram Park Community Development District Capital Improvement Revenue Refunding Note, Series 2022

Sources:

Bond Proceeds:	
Par Amount	12,745,000.00
Other Sources of Funds:	
Transfer of Revenue Fund	1,381,438.32
Transfer of Reserve Fund	670,770.91
	<u>2,052,209.23</u>
	14,797,209.23

Uses:

Refunding Escrow Deposits:	
Cash Deposit	14,197,594.38
Other Fund Deposits:	
DSRF (5% of MADS)	52,344.00
Deposit to Interest Account (thru 11/1/2022)	224,028.78
	<u>276,372.78</u>
Delivery Date Expenses:	
Cost of Issuance	320,292.50
Other Uses of Funds:	
Rounding	2,949.57
	<u>14,797,209.23</u>

Exhibit D

Debt Service Requirements

Bartram Park Community Development District
Capital Improvement Revenue Refunding Note, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2022			224,028.78	224,028.78	224,028.78
05/01/2023	695,000	2.800%	178,430.00	873,430.00	
11/01/2023			168,700.00	168,700.00	1,042,130.00
05/01/2024	715,000	2.800%	168,700.00	883,700.00	
11/01/2024			158,690.00	158,690.00	1,042,390.00
05/01/2025	735,000	2.800%	158,690.00	893,690.00	
11/01/2025			148,400.00	148,400.00	1,042,090.00
05/01/2026	755,000	2.800%	148,400.00	903,400.00	
11/01/2026			137,830.00	137,830.00	1,041,230.00
05/01/2027	775,000	2.800%	137,830.00	912,830.00	
11/01/2027			126,980.00	126,980.00	1,039,810.00
05/01/2028	800,000	2.800%	126,980.00	926,980.00	
11/01/2028			115,780.00	115,780.00	1,042,760.00
05/01/2029	820,000	2.800%	115,780.00	935,780.00	
11/01/2029			104,300.00	104,300.00	1,040,080.00
05/01/2030	840,000	2.800%	104,300.00	944,300.00	
11/01/2030			92,540.00	92,540.00	1,036,840.00
05/01/2031	865,000	2.800%	92,540.00	957,540.00	
11/01/2031			80,430.00	80,430.00	1,037,970.00
05/01/2032	895,000	2.800%	80,430.00	975,430.00	
11/01/2032			67,900.00	67,900.00	1,043,330.00
05/01/2033	915,000	2.800%	67,900.00	982,900.00	
11/01/2033			55,090.00	55,090.00	1,037,990.00
05/01/2034	950,000	2.800%	55,090.00	1,005,090.00	
11/01/2034			41,790.00	41,790.00	1,046,880.00
05/01/2035	970,000	2.800%	41,790.00	1,011,790.00	
11/01/2035			28,210.00	28,210.00	1,040,000.00
05/01/2036	995,000	2.800%	28,210.00	1,023,210.00	
11/01/2036			14,280.00	14,280.00	1,037,490.00
05/01/2037	1,020,000	2.800%	14,280.00	1,034,280.00	
11/01/2037					1,034,280.00
	12,745,000		3,084,298.78	15,829,298.78	15,829,298.78

1.

SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

FOR THE

CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE, SERIES 2022

(REFUNDING THE OUTSTANDING SERIES 2012 BONDS)

FOR

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT

Date: February 23, 2022

Prepared by

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



Table of Contents

1.0 Introduction	3
1.1 Purpose	3
1.2 Background	3
2.0 Series 2022 Note	4
2.1 Purpose of Report	5
2.2 Process of Levying Assessments	5
2.3 Requirements of a Valid Special Assessment	5
2.4 Reasonable and Fair Apportionment of the Obligation to Pay	5
3.0 Allocation Methodology.....	6
4.0 Final Assessment Rolls.....	6
5.0 Appendix.....	7
Table 1: Development Program	7
Table 2: Bond Sizing	8
Table 3: Allocation of Benefit/Total Par Debt to Each Product Type	9
Table 4: Par Debt and Annual Assessments.....	10
Table 5: Assessment Roll.....	11

GMS, LLC does not represent the Bartram Park Community Development District as a Municipal Advisor or Securities Broker nor is GMS, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS, LLC does not provide the Bartram Park Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Bartram Park Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on March 15, 2022, \$12,745,000 of Capital Improvement Revenue Refunding Note, Series 2022 (the “Series 2022 Note”) to refund the District’s Capital Improvement Revenue Refunding Bonds, Series 2012-1, 2012-3, Series 2012-4 & Series 2012-5 Bonds (together, the “Series 2012 Bonds”), presently outstanding in the principal amount of \$13,785,000.

1.1 Purpose

This Supplemental Assessment Methodology Report (the “Assessment Report”) provides for the allocation of the assessments pledged to the repayment of the Series 2022 Note (“Series 2022 Assessments”) consistent with the methodology adopted by the District in connection with the issuance of the Series 2012 Bonds levied on the benefiting properties within the District, to secure the Series 2022 Note. This Assessment Report is consistent with the allocation of the Series 2012 Bond debt to properties based upon the special benefits each received from the infrastructure program financed with the Capital Improvement Revenue Bonds, Series 2006 (“2006 Project” and “Series 2006 Bonds”, respectively), which Series 2006 Bonds were subsequently refunded with the Series 2012 Bonds. This Assessment Report supplements the Revised Supplemental Special Assessment Methodology Report dated December 5, 2006 (“Master Assessment Report”) and the Special Assessment Methodology Report for Replacement 2012 Bond Series 2012-1, 2012-2, 2012-3, 2012-4, and 2012-5 (Special Assessment Allocation) dated May 31, 2012 (the “2012 Supplemental Report” together with the Master Assessment Report the “Restructure Assessment Report”) to reflect the actual terms and conditions of the issuance of the Series 2022 Note. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District will impose on March 15, 2022, non-ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently consists of approximately (684.36) acres located entirely within Duval County, Florida. The development program includes 4,148 residential units and 111 Commercial Offices (herein the “Development”). The Development program is depicted in Table 1 and is comprised of two areas, The Series 2005 Development area and the Series 2006 Development area. Both areas fully platted at this time. On July 22, 2005 the District issued Series 2005 Special Assessment Bonds totaling \$28,715,000 with an average coupon of 5% for a 30 year term maturing on May 1, 2035. On October 10, 2006, the District issued the Series 2006 Bonds totaling \$30,255,000 with an average coupon rate of 5.4% for a 30 year term maturing on May 1, 2037. The Series 2006 Bonds were issued for the primary purpose of constructing infrastructure improvements in the Series 2006 Development Area. The 2006 Project improvements constructed in connection with the Series 2006 Bonds continues to specially benefit all assessable property within the District. On June 6, 2012 the Series 2006 Development owners negotiated a restructuring of the Series 2006 Bonds with the Bondholders for land owned in the 2006 Development Area (the “Restructuring Agreement”). On June 6, 2012, the District issued the Series 2012-1 Convertible Capital Appreciation Bonds with an initial principal amount of \$4,415,808 and a maturity amount of \$5,075,000 with a 5.875% interest rate, Series 2012-2 Special Assessment Bonds totaling \$3,545,000 with a 5.4% interest rate, Series 2012-3 Convertible Capital Appreciation Bonds with an initial principal amount of \$4,072,954 and a maturity amount of \$4,960,000 with a 5.875% interest rate, Series 2012-4 Special Assessment Bonds totaling \$8,050,000 with a 5.4% interest rate, Series 2012-5 Convertible Capital Appreciation Bonds with an initial principal amount of \$2,666,654 and a maturity amount of \$3,430,000 with a 5.8% interest rate all maturing on May 1, 2037. The Series 2012-2 Bonds were paid off by the landowner and are not considered part of the Series 2012 Bonds set forth.

The Board of Supervisors plans to adopt a Resolution approving the sale and terms of the District issuing the Series 2022 Note, which will be used to (i) refund and defease all of the outstanding principal amount of the Series 2012 Bonds; (ii) pay certain costs associated with the issuance of the Series 2022 Note; (iii) make a deposit into the reserve account; (iv) fund a portion of the interest due on the Series 2022 Note; and (v) fund the principal due on the Series 2022 Note on May 1, 2022.

The District previously imposed non-ad special assessments on the lands within the District benefitted by the 2006 Project in order to secure repayment of the Series 2012 Bonds (the “Series 2012 Assessments”).

2.0 The Series 2022 Note

The Series 2022 Note are serial bonds with an aggregate par amount of \$12,745,000 and an average coupon rate of 2.80%. Debt Service on the serial bonds will begin on May 1, 2022 with principal amortization beginning on May 1, 2022 continuing through May 1, 2037. A description of the sources and uses of funds is attached hereto as Table 2 and incorporated by reference herein.

The maximum annual debt service assessment revenues necessary for the payment of debt service on the Series 2022 Note is \$1,046,000, net of collection costs, and early payment discounts. This is based on a par issue of \$12,745,000 with a final maturity of May 1, 2037.

The Series 2022 Note will be used to refund and defease the Series 2012 Bonds presently outstanding in the par amount of \$13,255,000. The proceeds from the sale of the Series 2022 Note and funds available by liquidating the Series 2012 Revenue Accounts, Prepayment Accounts, and Debt Service Reserve Accounts will be used to (i) make a cash deposit into the escrow account; (ii) fund the debt service reserve account requirement; (iii) fund the cost of issuance; and (iv) fund a portion the interest due on the Series 2022 Note on May 1, 2022 and November 1, 2022; and (v) fund the principal due on the Series 2022 Note on May 1, 2022.

If there is a determination of taxability not caused by the action of the Owner, the Series 2022 Note shall bear interest at the taxable rate of 3.55% from the effective date of the determination of taxability. Additionally, upon the occurrence and continuance of a default under the Fifth Supplemental Trust Indenture entered into in connection with the issuance of the Series 2022 Note, the Series 2022 Note shall bear interest at the default rate of 5.00%.

2.1 Purpose of Report

With regard to the Series 2022 Assessments, the purpose of this Assessment Report is to resize and replace the Series 2012 Assessments to reflect the financing terms of the Series 2022 Note.

2.2 Process of Levying Assessments

The process of levying the Series 2022 Assessments is a three-step process. First, the Assessment Consultant determines the costs of the refunding bonds contemplated by the District. Second, these costs of the refunding bonds form the basis for a bond sizing. Third, the financing costs are allocated among the benefited properties (the remaining assessable units with the Series 2022 Assessment Area) based on benefit determined by the Restructure Assessment Report.

2.3 Requirements of a Valid Special Assessment

There are two requirements under Florida Law for a valid special assessment:

1. The properties being assessed must receive a special benefit from the improvements being paid for by the special assessment.
2. The assessments must be fairly and reasonably allocated to the properties being assessed.

This Assessment Report does not change the allocation of benefits received from the improvements financed with the Series 2006 Bonds and subsequently refinanced with the Series 2012 Bonds, nor the method of allocation as adopted in the Restructure Assessment Report.

2.4 Reasonable and Fair Apportionment of the Obligation to Pay

The determination has been made that the obligation to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the improvements funded with the Series 2006 Bonds (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

3.0 Allocation Methodology

As described above, the District is planning to issue \$12,745,000 of Series 2022 Note to refund and defease the Series 2012 Bonds. The Series 2022 Assessments are being allocated to the benefited parcels within the Series 2012 Assessment Area using the same methodology outlined in the Restructure Assessment Report and previously adopted by the District's Board of Supervisors. The allocation of assessments to each lot on a pro-rata basis is associated with the allocation of the Series 2012 Assessments as shown in Table 4. The allocation of the Series 2022 Assessments as set forth herein will result in the District annually certifying collection of Series 2022 Assessments in the amounts set forth on Table 5, which is the Series 2022 Assessment Roll. The Series 2022 Assessments have been allocated to the Series 2022 Assessment Area on a pro-rata basis based on the allocation of the Series 2012 Assessments. The Series 2022 Assessment Area includes all parcels that have not fully prepaid their Series 2012 Assessments.

4.0 Final Assessment Rolls

The Series 2022 Assessment Roll reflecting the allocation of Series 2022 Assessments securing repayment of the Series 2022 Note is attached hereto as Table 5.

Table 1
Bartram Park CDD
Development Program

2005 - 2015 Assessment Area

Product Type	Current Bond Issue	# Units	# Units With Debt
Multi-Family	2015A1-2	2,947	2,117
Single Family	2015A1-2	0	0
Commercial Offices	2015A1-2	111	111
Total 2005 Assessment Area		3,058	2,228

2006 - 2012 Assessment Area

Product Type	Current Bond Issue	# Units	# Units With Debt
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Tract 21 - Preserve Unit 1

Single Family - 40'	2012-1	121	120
Single Family - 50'	2012-1	47	46
Single Family - 60'	2012-1	50	50

Tract 22 - Carlyle at Bartram Park

Multi-Family	2012-2	336	0
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Tract 23 - Preserve Unit 2

Single Family - 40'	2012-3	143	143
Single Family - 50'	2012-3	54	54
Single Family - 60'	2012-3	21	21

Tract 24 - Montevilla

Single Family	2012-4	160	138
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Tract 25 - Preserve Unit 3

Single Family - 40'	2012-5	100	99
Single Family - 50'	2012-5	36	36
Single Family - 60'	2012-5	22	21

Total 2006 - 2012 Assessment Area		1,090	728
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Total District		4,148	2,956
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<p align="center">Table 2 Bartram Park CDD Series 2022 Refunding Note - Sources and Uses of Funds</p>
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Sources

Par Amount of Note	12,745,000
Liquidation of Series 2012-1 Revenue	415,616
Liquidation of Series 2012-1 Reserve	201,654
Liquidation of Series 2012-3 Revenue	386,214
Liquidation of Series 2012-3 Reserve	201,654
Liquidation of Series 2012-4 Revenue	283,485
Liquidation of Series 2012-4 Reserve	125,003
Liquidation of Series 2012-5 Revenue	296,124
Liquidation of Series 2012-5 Reserve	142,460

Total Sources	14,797,209
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Uses

Cash Escrow Deposits	14,197,594
A portion of Interest to 11/1/2022	224,029
Reserve Fund @ 5% of MADS	52,344
Cost of Issuance	320,293
Rounding	2,950

Total Uses	14,797,209
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Principal Amortization Installments	16
Average Coupon	2.80%
Note Amount	\$12,745,000
Maximum Annual Debt Service (net)	\$1,046,880
Final Maturity Date	5/1/2037

Provided by: FMS Bonds, Inc.

Table 3
Bartram Park CDD
Allocation of Series 2022 Refunding Note
Par Debt Per Unit

Tract 21 - Preserve Unit 1		Series 2012-1 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Balance / Unit	Total Current Balance	Series 2022 Debt Allocated	Series 2022 Debt / Unit	
Single Family - 40'	120	16,349	1,961,848	1,813,838	15,115	(1,233)
Single Family - 50'	40	20,436	817,437	755,766	18,894	(1,542)
Single Family - 60'	45	24,523	1,103,540	1,020,284	22,673	(1,850)
Paydown Units*	11	18,834	207,175	191,545	17,413	(1,421)
Subtotal Tract 21	216		4,090,000	3,781,433		
Tract 23 - Preserve Unit 2		Series 2012-3 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Balance / Unit	Total Current Balance	Series 2022 Debt Allocated	Series 2022 Debt / Unit	
Single Family - 40'	143	16,467	2,354,773	2,177,118	15,225	(1,242)
Single Family - 50'	54	20,584	1,111,519	1,027,661	19,031	(1,553)
Single Family - 60'	21	24,700	518,709	479,575	22,837	(1,864)
Subtotal Tract 23	218		3,985,000	3,684,354		
Tract 24 - Montevilla		Series 2012-4 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Balance / Unit	Total Current Balance	Series 2022 Debt Allocated	Series 2022 Debt / Unit	
Single Family	134	20,639	2,765,663	2,557,009	19,082	(1,557)
Paydown Units*	1	15,236	15,236	14,087	14,087	(1,150)
Paydown Units*	3	9,700	29,101	26,905	8,968	(732)
Subtotal Tract 24	138		2,810,000	2,598,001		
Tract 25 - Preserve Unit 3		Series 2012-5 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Balance / Unit	Total Current Balance	Series 2022 Debt Allocated	Series 2022 Debt / Unit	
Single Family - 40'	99	16,524	1,635,897	1,512,478	15,278	(1,247)
Single Family - 50'	36	20,655	743,590	687,490	19,097	(1,558)
Single Family - 60'	21	24,786	520,513	481,243	22,916	(1,870)
Subtotal Tract 25	156		2,900,000	2,681,211		
Total	728		13,785,000	12,745,000		

* Bond Debt has been paid down by the builder

Table 4
Bartram Park CDD
Allocation of Series 2022 Refunding Note
Annual Assessments Per Unit

Tract 21 - Preserve Unit 1		Series 2012-1 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Annual Asmt / Unit	Total Current Annual Asmt	Series 2022 Annual Asmt Allocated	Series 2022 Annual Asmt / Unit	
Single Family - 40'	120	1,583	189,974	149,352	1,245	(339)
Single Family - 50'	40	1,979	79,156	62,230	1,556	(423)
Single Family - 60'	45	2,375	106,861	84,011	1,867	(508)
Paydown Units	11	1,850	20,350	15,999	1,454	(396)
Subtotal Tract 21	216		396,341	311,591		

Tract 23 - Preserve Unit 2		Series 2012-3 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Annual Asmt / Unit	Total Current Annual Asmt	Series 2022 Annual Asmt Allocated	Series 2022 Annual Asmt / Unit	
Single Family - 40'	143	1,607	229,769	180,637	1,263	(344)
Single Family - 50'	54	2,008	108,457	85,266	1,579	(429)
Single Family - 60'	21	2,410	50,613	39,791	1,895	(515)
Subtotal Tract 23	218		388,839	305,693		

Tract 24 - Montevilla		Series 2012-4 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Annual Asmt / Unit	Total Current Annual Asmt	Series 2022 Annual Asmt Allocated	Series 2022 Annual Asmt / Unit	
Single Family	134	1,950	261,300	205,426	1,533	(417)
Paydown Units*	1	1,453	1,453	1,142	1,142	(311)
Paydown Units*	3	925	2,775	2,182	727	(198)
Subtotal Tract 24	138		265,528	208,750		

Tract 25 - Preserve Unit 3		Series 2012-5 Bonds		Series 2022 Note		Per Unit Debt (Decrease)
Product Type	# Debt Units	Current Annual Asmt / Unit	Total Current Annual Asmt	Series 2022 Annual Asmt Allocated	Series 2022 Annual Asmt / Unit	
Single Family - 40'	99	1,601	158,464	124,579	1,258	(342)
Single Family - 50'	36	2,001	72,029	56,627	1,573	(428)
Single Family - 60'	21	2,401	50,420	39,639	1,888	(513)
Subtotal Tract 25	156		280,913	220,845		

Total	728		1,331,622	1,046,880		
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* Bond Debt has been paid down by the builder
Assessments are net of county collection costs and discounts

Table 5
Bartram Park CDD
Assessment Roll

							SERIES 2012	SERIES 2012	SERIES 2012		SERIES	SERIES 2022
PARCEL ID	NEIGHBORHOOD	TRACT	UNIT	LOT	LAND USE	DEBT UNITS	BOND BALANCE	DEBT ASMT NET	DEBT ASMT GROSS	SERIES 2022 PAR DEBT	2022 DEBT ASMT NET	DEBT ASMT GROSS
168136-0570	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	1	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0575	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	2	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0580	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	3	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0585	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	4	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0590	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	5	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0595	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	6	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-0600	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	7	60'	1	24,523.10	2,374.68	2,567.22	22,672.97	1,866.90	2,018.27
168136-0605	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	8	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0610	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	9	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0615	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	10	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0620	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	11	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0625	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	12	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0630	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	13	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0635	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	14	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0640	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	15	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0645	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	16	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-0650	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	17	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0655	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	18	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0660	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	19	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0665	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	20	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0670	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	21	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0675	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	22	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0680	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	23	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0685	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	24	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0690	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	25	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0695	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	26	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0700	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	27	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0705	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	28	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0710	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	29	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0715	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	30	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-0720	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	31	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0725	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	32	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0730	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	33	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0735	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	34	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0740	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	35	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-0745	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	36	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0750	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	37	50' PD	1	18,834.12	1,850.00	2,000.00	17,413.19	1,454.41	1,572.34
168136-0755	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	38	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0760	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	39	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0765	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	40	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0770	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	41	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0775	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	42	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0780	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	43	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0785	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	44	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0790	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	45	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0795	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	46	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0800	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	47	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0805	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	48	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0810	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	49	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0815	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	50	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0820	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	51	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0825	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	52	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0830	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	53	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0835	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	54	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0840	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	55	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0845	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	56	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0850	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	57	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0855	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	58	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0860	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	59	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0865	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	60	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0870	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	61	60'	1	24,523.10	2,374.68	2,567.22	22,672.97	1,866.90	2,018.27
168136-0875	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	62	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0880	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	63	50' PD	1	18,834.12	1,850.00	2,000.00	17,413.19	1,454.41	1,572.34
168136-0885	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	64	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-0890	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	65	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-0895	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	66	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-0900	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	67	50' PD	1	18,834.12	1,850.00	2,000.00	17,413.19	1,454.41	1,572.34

							SERIES 2012	SERIES 2012	SERIES 2012		SERIES	SERIES 2022
PARCEL ID	NEIGHBORHOOD	TRACT	UNIT	LOT	LAND USE	DEBT UNITS	BOND BALANCE	DEBT ASMT NET	DEBT ASMT GROSS	PAR DEBT	2022 DEBT ASMT NET	DEBT ASMT GROSS
168136-1615	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	210	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-1620	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	211	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-1625	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	212	60'	1	24,523.10	2,374.68	2,567.22	22,672.97	1,866.90	2,018.27
168136-1630	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	213	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-1635	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	214	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-1640	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	215	50'	1	20,435.92	1,978.90	2,139.35	18,894.15	1,555.75	1,681.89
168136-1645	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	216	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-1650	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	217	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
168136-1655	BARTRAM PARK PRESERVE	TRACT 21	UNIT 1	218	40'	1	16,348.74	1,583.12	1,711.48	15,115.32	1,244.60	1,345.51
TOTAL TRACT 21						216	4,090,000.00	396,341.17	428,476.94	3,781,432.74	311,591.25	336,855.41
168136-2025	BARTRAM PARK PRESERVE	TRACT 23	2	219	50'	1	20,583.68	2,008.47	2,171.31	19,030.76	1,578.99	1,707.02
168136-2030	BARTRAM PARK PRESERVE	TRACT 23	2	220	50'	1	20,583.68	2,008.47	2,171.31	19,030.76	1,578.99	1,707.02
168136-2035	BARTRAM PARK PRESERVE	TRACT 23	2	221	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2040	BARTRAM PARK PRESERVE	TRACT 23	2	222	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2045	BARTRAM PARK PRESERVE	TRACT 23	2	223	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2050	BARTRAM PARK PRESERVE	TRACT 23	2	224	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2055	BARTRAM PARK PRESERVE	TRACT 23	2	225	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2060	BARTRAM PARK PRESERVE	TRACT 23	2	226	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2065	BARTRAM PARK PRESERVE	TRACT 23	2	227	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2070	BARTRAM PARK PRESERVE	TRACT 23	2	228	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2075	BARTRAM PARK PRESERVE	TRACT 23	2	229	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2080	BARTRAM PARK PRESERVE	TRACT 23	2	230	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2085	BARTRAM PARK PRESERVE	TRACT 23	2	231	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2090	BARTRAM PARK PRESERVE	TRACT 23	2	232	50'	1	20,583.68	2,008.47	2,171.31	19,030.76	1,578.99	1,707.02
168136-2095	BARTRAM PARK PRESERVE	TRACT 23	2	233	50'	1	20,583.68	2,008.47	2,171.31	19,030.76	1,578.99	1,707.02
168136-2100	BARTRAM PARK PRESERVE	TRACT 23	2	234	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2105	BARTRAM PARK PRESERVE	TRACT 23	2	235	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2110	BARTRAM PARK PRESERVE	TRACT 23	2	236	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2115	BARTRAM PARK PRESERVE	TRACT 23	2	237	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2120	BARTRAM PARK PRESERVE	TRACT 23	2	238	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2125	BARTRAM PARK PRESERVE	TRACT 23	2	239	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2130	BARTRAM PARK PRESERVE	TRACT 23	2	240	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2135	BARTRAM PARK PRESERVE	TRACT 23	2	241	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2140	BARTRAM PARK PRESERVE	TRACT 23	2	242	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2145	BARTRAM PARK PRESERVE	TRACT 23	2	243	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2150	BARTRAM PARK PRESERVE	TRACT 23	2	244	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2155	BARTRAM PARK PRESERVE	TRACT 23	2	245	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2160	BARTRAM PARK PRESERVE	TRACT 23	2	246	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2165	BARTRAM PARK PRESERVE	TRACT 23	2	247	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2170	BARTRAM PARK PRESERVE	TRACT 23	2	248	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2175	BARTRAM PARK PRESERVE	TRACT 23	2	249	60'	1	24,700.41	2,410.16	2,605.58	22,836.91	1,894.79	2,048.43
168136-2180	BARTRAM PARK PRESERVE	TRACT 23	2	250	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2185	BARTRAM PARK PRESERVE	TRACT 23	2	251	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2190	BARTRAM PARK PRESERVE	TRACT 23	2	252	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2195	BARTRAM PARK PRESERVE	TRACT 23	2	253	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2200	BARTRAM PARK PRESERVE	TRACT 23	2	254	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2205	BARTRAM PARK PRESERVE	TRACT 23	2	255	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2210	BARTRAM PARK PRESERVE	TRACT 23	2	256	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2215	BARTRAM PARK PRESERVE	TRACT 23	2	257	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2220	BARTRAM PARK PRESERVE	TRACT 23	2	258	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2225	BARTRAM PARK PRESERVE	TRACT 23	2	259	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2230	BARTRAM PARK PRESERVE	TRACT 23	2	260	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2235	BARTRAM PARK PRESERVE	TRACT 23	2	261	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2240	BARTRAM PARK PRESERVE	TRACT 23	2	262	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2245	BARTRAM PARK PRESERVE	TRACT 23	2	263	50'	1	20,583.68	2,008.47	2,171.31	19,030.76	1,578.99	1,707.02
168136-2250	BARTRAM PARK PRESERVE	TRACT 23	2	264	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2255	BARTRAM PARK PRESERVE	TRACT 23	2	265	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2260	BARTRAM PARK PRESERVE	TRACT 23	2	266	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2265	BARTRAM PARK PRESERVE	TRACT 23	2	267	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2270	BARTRAM PARK PRESERVE	TRACT 23	2	268	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2275	BARTRAM PARK PRESERVE	TRACT 23	2	269	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2280	BARTRAM PARK PRESERVE	TRACT 23	2	270	60'	1	24,700.41	2,410.16	2,605.58	22,836.91	1,894.79	2,048.43
168136-2285	BARTRAM PARK PRESERVE	TRACT 23	2	271	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2290	BARTRAM PARK PRESERVE	TRACT 23	2	272	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2295	BARTRAM PARK PRESERVE	TRACT 23	2	273	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2300	BARTRAM PARK PRESERVE	TRACT 23	2	274	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2305	BARTRAM PARK PRESERVE	TRACT 23	2	275	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2310	BARTRAM PARK PRESERVE	TRACT 23	2	276	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2315	BARTRAM PARK PRESERVE	TRACT 23	2	277	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2320	BARTRAM PARK PRESERVE	TRACT 23	2	278	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-2325	BARTRAM PARK PRESERVE	TRACT 23	2	279	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62

PARCEL ID	NEIGHBORHOOD	TRACT	UNIT	LOT	LAND USE	DEBT UNITS	SERIES 2012 BOND BALANCE	SERIES 2012 DEBT ASMT NET	SERIES 2012 DEBT ASMT GROSS	SERIES 2022 PAR DEBT	SERIES 2022 DEBT ASMT NET	SERIES 2022 DEBT ASMT GROSS
168136-3040	BARTRAM PARK PRESERVE	TRACT 23	2	422	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3045	BARTRAM PARK PRESERVE	TRACT 23	2	423	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3050	BARTRAM PARK PRESERVE	TRACT 23	2	424	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3055	BARTRAM PARK PRESERVE	TRACT 23	2	425	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3060	BARTRAM PARK PRESERVE	TRACT 23	2	426	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3065	BARTRAM PARK PRESERVE	TRACT 23	2	427	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3070	BARTRAM PARK PRESERVE	TRACT 23	2	428	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3075	BARTRAM PARK PRESERVE	TRACT 23	2	429	50'	1	20,583.68	2,008.47	2,171.31	19,030.76	1,578.99	1,707.02
168136-3080	BARTRAM PARK PRESERVE	TRACT 23	2	430	50'	1	20,583.68	2,008.47	2,171.31	19,030.76	1,578.99	1,707.02
168136-3085	BARTRAM PARK PRESERVE	TRACT 23	2	431	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3090	BARTRAM PARK PRESERVE	TRACT 23	2	432	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3095	BARTRAM PARK PRESERVE	TRACT 23	2	433	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3100	BARTRAM PARK PRESERVE	TRACT 23	2	434	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3105	BARTRAM PARK PRESERVE	TRACT 23	2	435	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
168136-3110	BARTRAM PARK PRESERVE	TRACT 23	2	436	40'	1	16,466.94	1,606.77	1,737.05	15,224.60	1,263.20	1,365.62
TOTAL TRACT 23						218	3,985,000.00	388,839.04	420,366.53	3,684,354.37	305,693.31	330,479.26
168134-5070	MONTEVILLA	TRACT 24	1	1	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5075	MONTEVILLA	TRACT 24	1	2	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5080	MONTEVILLA	TRACT 24	1	3	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5085	MONTEVILLA	TRACT 24	1	4	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5090	MONTEVILLA	TRACT 24	1	5	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5095	MONTEVILLA	TRACT 24	1	6	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5100	MONTEVILLA	TRACT 24	1	7	SF	0	-	-	-	-	-	-
168134-5105	MONTEVILLA	TRACT 24	1	8	SF	0	-	-	-	-	-	-
168134-5110	MONTEVILLA	TRACT 24	1	9	SF	0	-	-	-	-	-	-
168134-5115	MONTEVILLA	TRACT 24	1	10	SF	0	-	-	-	-	-	-
168134-5120	MONTEVILLA	TRACT 24	1	11	SF	0	-	-	-	-	-	-
168134-5125	MONTEVILLA	TRACT 24	1	12	SF	0	-	-	-	-	-	-
168134-5130	MONTEVILLA	TRACT 24	1	13	SF PD1	1	15,236.12	1,453.00	1,570.81	14,086.53	1,142.30	1,234.92
168134-5135	MONTEVILLA	TRACT 24	1	14	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5140	MONTEVILLA	TRACT 24	1	15	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5145	MONTEVILLA	TRACT 24	1	16	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5150	MONTEVILLA	TRACT 24	1	17	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5155	MONTEVILLA	TRACT 24	1	18	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5160	MONTEVILLA	TRACT 24	1	19	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5165	MONTEVILLA	TRACT 24	1	20	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5170	MONTEVILLA	TRACT 24	1	21	SF	0	-	-	-	-	-	-
168134-5175	MONTEVILLA	TRACT 24	1	22	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5180	MONTEVILLA	TRACT 24	1	23	SF	0	-	-	-	-	-	-
168134-5185	MONTEVILLA	TRACT 24	1	24	SF PD2	1	9,700.41	925.00	1,000.00	8,968.50	727.21	786.17
168134-5190	MONTEVILLA	TRACT 24	1	25	SF PD2	1	9,700.41	925.00	1,000.00	8,968.50	727.21	786.17
168134-5195	MONTEVILLA	TRACT 24	1	26	SF PD2	1	9,700.41	925.00	1,000.00	8,968.50	727.21	786.17
168134-5200	MONTEVILLA	TRACT 24	1	27	SF	0	-	-	-	-	-	-
168134-5205	MONTEVILLA	TRACT 24	1	28	SF	0	-	-	-	-	-	-
168134-5210	MONTEVILLA	TRACT 24	1	29	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5215	MONTEVILLA	TRACT 24	1	30	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5220	MONTEVILLA	TRACT 24	1	31	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5225	MONTEVILLA	TRACT 24	1	32	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5230	MONTEVILLA	TRACT 24	1	33	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5235	MONTEVILLA	TRACT 24	1	34	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5240	MONTEVILLA	TRACT 24	1	35	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5245	MONTEVILLA	TRACT 24	1	36	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5250	MONTEVILLA	TRACT 24	1	37	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5255	MONTEVILLA	TRACT 24	1	38	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5260	MONTEVILLA	TRACT 24	1	39	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5265	MONTEVILLA	TRACT 24	1	40	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5270	MONTEVILLA	TRACT 24	1	41	SF	0	-	-	-	-	-	-
168134-5275	MONTEVILLA	TRACT 24	1	42	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5280	MONTEVILLA	TRACT 24	1	43	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5285	MONTEVILLA	TRACT 24	1	44	SF	0	-	-	-	-	-	-
168134-5290	MONTEVILLA	TRACT 24	1	45	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5295	MONTEVILLA	TRACT 24	1	46	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5300	MONTEVILLA	TRACT 24	1	47	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5305	MONTEVILLA	TRACT 24	1	48	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5310	MONTEVILLA	TRACT 24	1	49	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5315	MONTEVILLA	TRACT 24	1	50	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5320	MONTEVILLA	TRACT 24	1	51	SF	0	-	-	-	-	-	-
168134-5325	MONTEVILLA	TRACT 24	1	52	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5330	MONTEVILLA	TRACT 24	1	53	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5335	MONTEVILLA	TRACT 24	1	54	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33
168134-5340	MONTEVILLA	TRACT 24	1	55	SF	1	20,639.28	1,950.00	2,108.11	19,082.16	1,533.03	1,657.33

A-5 Page 14

PARCEL ID	NEIGHBORHOOD	TRACT	UNIT	LOT	LAND USE	DEBT UNITS	SERIES 2012 BOND BALANCE	SERIES 2012 DEBT ASMT NET	SERIES 2012 DEBT ASMT GROSS	SERIES 2022 PAR DEBT	SERIES 2022 DEBT ASMT NET	SERIES 2022 DEBT ASMT GROSS
168136-3885	PRESERVE	TRACT 25	3	544	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3890	PRESERVE	TRACT 25	3	545	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3895	PRESERVE	TRACT 25	3	546	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3900	PRESERVE	TRACT 25	3	547	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3905	PRESERVE	TRACT 25	3	548	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3910	PRESERVE	TRACT 25	3	549	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3915	PRESERVE	TRACT 25	3	550	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3920	PRESERVE	TRACT 25	3	551	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3925	PRESERVE	TRACT 25	3	552	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3930	PRESERVE	TRACT 25	3	553	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3935	PRESERVE	TRACT 25	3	554	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3940	PRESERVE	TRACT 25	3	555	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3945	PRESERVE	TRACT 25	3	556	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3950	PRESERVE	TRACT 25	3	557	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3955	PRESERVE	TRACT 25	3	558	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3960	PRESERVE	TRACT 25	3	559	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3965	PRESERVE	TRACT 25	3	560	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3970	PRESERVE	TRACT 25	3	561	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3975	PRESERVE	TRACT 25	3	562	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-3980	PRESERVE	TRACT 25	3	563	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-3985	PRESERVE	TRACT 25	3	564	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-3990	PRESERVE	TRACT 25	3	565	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-3995	PRESERVE	TRACT 25	3	566	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-4000	PRESERVE	TRACT 25	3	567	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-4005	PRESERVE	TRACT 25	3	568	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4010	PRESERVE	TRACT 25	3	569	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4015	PRESERVE	TRACT 25	3	570	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4020	PRESERVE	TRACT 25	3	571	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4025	PRESERVE	TRACT 25	3	572	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4030	PRESERVE	TRACT 25	3	573	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4035	PRESERVE	TRACT 25	3	574	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
168136-4040	PRESERVE	TRACT 25	3	575	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-4045	PRESERVE	TRACT 25	3	576	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-4050	PRESERVE	TRACT 25	3	577	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4055	PRESERVE	TRACT 25	3	578	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4060	PRESERVE	TRACT 25	3	579	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4065	PRESERVE	TRACT 25	3	580	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4070	PRESERVE	TRACT 25	3	581	60'	0	-	-	-	-	-	-
168136-4075	PRESERVE	TRACT 25	3	582	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4080	PRESERVE	TRACT 25	3	583	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4085	PRESERVE	TRACT 25	3	584	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4090	PRESERVE	TRACT 25	3	585	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4095	PRESERVE	TRACT 25	3	586	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4100	PRESERVE	TRACT 25	3	587	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4105	PRESERVE	TRACT 25	3	588	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4110	PRESERVE	TRACT 25	3	589	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4115	PRESERVE	TRACT 25	3	590	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4120	PRESERVE	TRACT 25	3	591	60'	1	24,786.32	2,400.97	2,595.64	22,916.34	1,887.57	2,040.61
168136-4125	PRESERVE	TRACT 25	3	592	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-4130	PRESERVE	TRACT 25	3	593	50'	1	20,655.27	2,000.81	2,163.04	19,096.95	1,572.97	1,700.51
168136-4135	PRESERVE	TRACT 25	3	594	40'	1	16,524.22	1,600.65	1,730.43	15,277.56	1,258.38	1,360.41
TOTAL TRACT 25						156	2,900,000.00	280,913.38	303,690.15	2,681,211.45	220,845.48	238,751.87
TOTAL						728	13,785,000	1,331,622	1,439,591	12,745,000	1,046,880	1,131,762