

BARTRAM PARK
Community Development District

October 25, 2023

AGENDA

Bartram Park

Community Development District

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

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

October 18, 2023

Board of Supervisors
Bartram Park Community Development District

Dear Board Members:

The Bartram Park Community Development District Board of Supervisors is scheduled for **Wednesday, October 25, 2023 at 11:00** a.m. at the offices of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the July 26, 2023 Meeting
- IV. Consideration of Resolution 2024-01, Amending the Budget
- V. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2023
- VI. Presentation of S&P Global Ratings Upgrade Documents
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- IX. Audience Comments
- X. Supervisor's Requests
- XI. Financial Reports

- A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending September 30, 2023
 - B. Assessment Receipt Schedules
 - C. Approval of Check Register
- XII. Next Scheduled Meeting – January 24, 2024 at 11:00 a.m. @ England-Thims & Miller
- XIII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Park Community Development District was held on Wednesday, July 26, 2023 at 11:00 a.m. at the Bartram Springs Amenity Center at 14530 East Cherry Lake Dr., Jacksonville, Florida.

Present and constituting a quorum were:

James Griffith	Chairman
Patricia Evert	Supervisor
Joan Nero	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan <i>by phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order. There were three members of the Board present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

There were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 26, 2023 Meeting

Ms. Giles presented the minutes of the April 26, 2023 Board of Supervisors meeting and asked for any comments, corrections, or questions. Hearing no comments, there was a motion of approval.

On MOTION by Ms. Evert, seconded by Mr. Griffith, with all in favor, the April 26, 2023 Board of Supervisors Meeting Minutes, were approved.

FOURTH ORDER OF BUSINESS**Overview of Fiscal Year 2024 Approved Budget**

Ms. Giles stated that today there will be a public hearing to consider both the annual appropriations and adopting the budget and then also consideration of imposing special assessments and certifying an assessment roll. Ms. Giles asked Ms. Buchanan for anything on the resolutions that she may want to go over. Ms. Buchanan stated essentially it is the appropriations resolution which adopts the budget and the assessment resolution which levies the operations and maintenance assessments and certifies a collection schedule. These are the same resolutions that have previously been adopted in prior fiscal years. Ms. Giles stated the budget is the same as last year and the year before with the assessments having no increase.

FIFTH ORDER OF BUSINESS**Public Hearing**

Ms. Giles stated there are no members of the public present at the time. She asked Ms. Buchanan if the public hearings could be combined into one. Ms. Buchanan stated yes.

On MOTION by Mr. Griffith, seconded by Ms. Evert, with all in favor, Opening the Public Hearing, was approved.

Ms. Giles asked for a motion to close the public hearing as there were no members of the public present.

On MOTION by Mr. Griffith, seconded by Ms. Evert, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2023-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Ms. Giles stated this is the resolution of the annual appropriations of the community relating to the annual appropriations in adopting the budget for Fiscal Year 2024. She stated unless there are any concerns or questions about the resolution, she is looking for a motion to adopt it.

On MOTION by Mr. Griffith, seconded by Ms. Nero, with all in favor, Resolution 2023-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024, was adopted.

Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Giles stated this resolution imposes special assessments and certifies an assessment roll, essentially this is how it gets on the property taxes. She noted unless there are any questions or comments, she is looking for a motion to adopt it.

On MOTION by Mr. Griffith, seconded by Ms. Evert, with all in favor, Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll, was adopted.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Giles stated she took the note from the Chairman to move the location back to the ETM during the construction cycle. Ms. Giles noted that period of construction is public knowledge so she will get with Jim about moving the location of the meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated she had nothing further to report.

B. Engineer

There being no comments, the next item followed.

C. Manager

1. Presentation of Report on Number of Registered Voters (6,024)

Ms. Giles stated Florida Statute 190 requires the number of registered voters in the community to be provided. She noted there are 6,024 registered voters in Bartram Park CDD.

Consideration of Proposed FY24 Meeting Schedule

Ms. Giles stated this is set for the fourth Wednesday of the month. She will get with Jim on the location.

On MOTION by Mr. Griffith, seconded by Ms. Evert, with all in favor, the Proposed Fiscal Year 2024 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Audience Comments

Ms. Giles stated there are no members of the public present today.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Evert stated that there was a situation a month ago whether or not water was being pumped from the new construction into our property that was invasive but does not know if the builder falls under their CDD. Mr. Griffith noted there was a connector built and capped off. When the apartments were built through the funneling system over, they tapped into that. This was the design all along to take their new lake and connect to our lake. The water is going into the ditch and flowing south towards Racetrack Road but there was a low point that allowed the flow into the neighbors back yard keeping it damp. He noted something has to be done about it. ETM came out and surveyed it last fall.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2023

Ms. Giles stated on page 40 of the agenda is the balance sheet and statement of revenues for the period ending June 30, 2023.

B. Assessment Receipt Schedules

Ms. Giles stated the Assessment Receipt Schedule shows they are 100% collected.

C. Approval of Check Register

Ms. Giles stated on page 52 of the agenda is the check register and there is a summary on that page that shows for the month of April nothing was paid out by invoice but in May \$8,838 was paid out and for the month of June invoices were paid out for a total of \$14,143.55.

On MOTION by Mr. Griffith, seconded by Ms. Nero, with all in favor, the Check Register, were approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – TBD

Ms. Giles stated on approving next years schedule, our next meeting is scheduled for October 25, 2023 at 11:00 a.m. but again I will have a discussion with Jim about the location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Griffith, seconded by Ms. Nero, with all in favor the Meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2024-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Bartram Park Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Capital Reserve Fund Budget are hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 25th day of October, 2023 and be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District

Bartram Park

Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

BARTRAM PARK CDD
RESOLUTION 2024-01

EXHIBIT A

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
BUDGET AMENDMENT
for the Period Ended September 30, 2023

	ADOPTED BUDGET	INCREASE DECREASE	AMENDED BUDGET	ACUTAL 9/30/23
REVENUES:				
Maintenance Assessments - On Roll	\$129,495	\$470	\$129,965	\$129,965
Interest Income	\$0	\$8,513	\$8,513	\$8,513
Carryforward	\$0	\$5,653	\$5,653	\$0
TOTAL REVENUES	\$129,495	\$14,636	\$144,131	\$138,478
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$4,800	(\$1,400)	\$3,400	\$3,400
FICA Expense	\$367	(\$107)	\$260	\$260
Engineering	\$8,500	(\$8,109)	\$391	\$391
Assessment Roll	\$7,500	\$0	\$7,500	\$7,500
Arbitrage	\$1,200	\$0	\$1,200	\$600
Dissemination	\$3,500	(\$3,500)	\$0	\$0
Attorney	\$20,000	(\$12,000)	\$8,000	\$5,933
Annual Audit	\$3,600	\$0	\$3,600	\$3,600
Trustee fees	\$18,000	(\$13,833)	\$4,167	\$4,167
Management Fees	\$45,000	\$0	\$45,000	\$45,000
Computer Time	\$1,450	(\$0)	\$1,450	\$1,450
Website Compliance	\$900	\$0	\$900	\$900
Telephone	\$180	(\$168)	\$12	\$12
Postage	\$600	(\$480)	\$120	\$120
Printing & Binding	\$1,000	(\$879)	\$122	\$122
Insurance	\$8,797	(\$1,561)	\$7,236	\$7,236
Legal Advertising	\$800	(\$402)	\$398	\$398
Other Current Charges	\$1,400	(\$1,200)	\$200	\$200
Office Supplies	\$100	(\$98)	\$2	\$2
Dues, Licenses, Subscriptions	\$175	\$0	\$175	\$175
Capital Reserves-Transfer Out	\$1,626	\$58,374	\$60,000	\$60,000
TOTAL EXPENDITURES	\$129,495	\$14,636	\$144,131	\$141,465
EXCESS REVENUES (EXPENDITURES)	\$0	(\$0)	\$0	(\$2,986)
FUND BALANCE - Beginning	\$0		\$205,087	\$205,087
FUND BALANCE - Ending	\$0		\$205,088	\$202,101

FIFTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 16, 2023

Board of Supervisors
Bartram Park Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Bartram Park Community Development District, City of Jacksonville, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bartram Park Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

Our fee for these services will not exceed \$3,700 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 1, 2024, in order for us to complete the engagement by March 31, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by March 15, 2024 for the District's review, and a final draft audit report by March 31, 2024 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Bartram Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Bartram Park Community Development District.

By:  _____

Title: District Secretary

Date: 10/16/2023



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



AICPA®

Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SIXTH ORDER OF BUSINESS

Bartram Park Community Development District, FL Bond Rating Raised To 'A' From 'A-' On Reduced Taxpayer Concentration

October 3, 2023

NEW YORK (S&P Global Ratings) Oct. 3, 2023--S&P Global Ratings raised its long-term rating on Bartram Park Community Development District (CDD), Fla.'s series 2015A-1 senior special assessment revenue refunding bonds to 'A' from 'A-'. The outlook is stable.

The upgrade reflects significant reduction in the district's top 10 and top 1 taxpayer concentration, which fell to 2.9% and 0.9% from 8.8% and 6.4%, respectively, and led to an improvement in our view of the CDD's district and financial characteristics.

Predominantly residential Bartram Park CDD is a mixed-use 684-acre community located approximately 18 miles southwest of Jacksonville in Duval County. Commercial properties account for about 4.4% of the assessment base.

"The CDD's taxpayer base has become very diverse, with top 10 taxpayer concentration decreasing to 2.9% of assessed value while the largest taxpayer now accounts for only 0.9%," said S&P Global Ratings credit analyst Felix Winnekens. Furthermore, the district's median home prices have been rising notably due to elevated housing demand fueled by strong ongoing population growth. This is reflected through the growth in assessed value, which increased by 20% in the past seven years. However, over the past few years, the affordability ratio deteriorated somewhat because of rising home prices coupled with the county's adequate income levels. The rating is supported by the district's ability to withstand a maximum permanent delinquency rate of 19.8% while meeting all debt service to maturity.

The stable outlook reflects our view that special assessment collections will be sufficient to pay debt service on the bonds and that overall value to lien (VTL) will remain stable. Therefore, we do not expect to change the rating over the two-year outlook period.

We could take a negative rating action if the district experiences significant declines in overall VTL caused by falling home values, or if delinquencies were to materially rise and cause the district to draw on its reserves to meet debt service payments.

We could take a positive rating action if the district's maximum loss to maturity ratio improves along with further growth in overall VTL.

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Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

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Summary:

Bartram Park Community Development District, Florida; Special Assessments

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Summary:

Bartram Park Community Development District, Florida; Special Assessments

Credit Profile		
Bartram Park Community Development District SPCLASMT		
Long Term Rating	A/Stable	Upgraded

Credit Highlights

- S&P Global Ratings raised its long-term rating on Bartram Park Community Development District (CDD), Fla.'s series 2015A-1 senior special assessment revenue refunding bonds to 'A' from 'A-'.
- The outlook is stable.
- The upgrade reflects significant reduction in the district's top 10 and top 1 taxpayer concentration, which fell to 2.9% and 0.9% from 8.8% and 6.4%, respectively, and led to an improvement in our view of the CDD's district and financial characteristics.

Security

Non-ad valorem special debt service assessments levied on benefited parcels within the district secure the series 2015 bonds. The bonds carry a senior-subordinate collateralization structure. The 2015-A1 bonds have a senior-lien position with respect to the 2015-A2 bonds (not rated).

The pledged assessments are collected through the uniform collection method, as provided by Chapter 197, the Florida Statutes, and other applicable law by Duval County on behalf of the district. The series 2015-A1 bonds have a cash funded debt service reserve (DSR) fund equal to 50% of maximum annual debt service (MADS).

Credit overview

Predominantly residential Bartram Park CDD is a mixed-use 684-acre community located approximately 18 miles southwest of Jacksonville in Duval County. Commercial properties account for about 4.4% of the assessment base. The CDD's taxpayer base has become very diverse, with top 10 taxpayer concentration decreasing to 2.9% of assessed value (AV) while the largest taxpayer now accounts for only 0.9%. Furthermore, the district's median home prices have been rising notably due to elevated housing demand fueled by strong ongoing population growth. This is reflected through the growth in AV, which increased by 20% in the past seven years. However, over the past few years, the affordability ratio deteriorated somewhat because of rising home prices coupled with the county's adequate income levels. The rating is supported by the district's ability to withstand a maximum permanent delinquency rate of 19.8% while meeting all debt service to maturity.

The rating further reflects our view of the CDD's:

- Strong-to-adequate economic fundamentals, characterized by adequate median household effective buying income,

access to the broad and diverse Jacksonville metropolitan statistical area (MSA), a healthy labor market with strong population growth, and rising median home prices, partly offset by slightly elevated historical real estate price volatility and slightly lower affordability of the county compared with the U.S.

- Strong district characteristics, as evidenced by improved taxpayer concentration, which we consider very strong, and a fully built-out and large district with nearly all properties being sold to end users; these strengths are somewhat offset by adequate overall value-to-lien (VTL).
- Strong-to-adequate financial profile, characterized by more than 1x coverage of annual debt service and the ability to withstand the permanent loss of the top 10 taxpayers as defined by the maximum loss to maturity (MLTM) ratio. In addition, we understand that the CDD has the ability to sell tax certificates to quickly recover delinquent assessments as needed, which we view as a positive credit factor.

Environmental, social, and governance

Environmental physical risks are elevated in our credit rating analysis, as they are for most of the state. Given Duval County's location along Florida's Atlantic coast, it remains more vulnerable to environmental risks posed by sea level rise, hurricane flooding, and extreme weather events. Although the CDD is located somewhat inland, we still view environmental risks as elevated. However, we understand that there has been no material disruption in tax revenues because of such events within the past few years and the district did not incur any damage during recent Hurricane Idalia. We view social and governance risks as neutral in our credit rating analysis.

Outlook

The stable outlook reflects our view that special assessment collections will be sufficient to pay debt service on the bonds and that overall VTL will remain stable. Therefore, we do not expect to change the rating over the two-year outlook period.

Downside scenario

We could take a negative rating action if the district experiences significant declines in overall VTL caused by falling home values, or if delinquencies were to materially rise and cause the district to draw on its reserves to meet debt service payments.

Upside scenario

We could take a positive rating action if the district's MLTM ratio improves along with further growth in overall VTL.

Credit Opinion

Strong-to-adequate economic fundamentals

Bartram Park CDD is a mixed-use 684-acre community located approximately 18 miles southwest of Jacksonville in Duval County and in the Jacksonville MSA. Incomes in Duval County are slightly below the national average at 93% of the U.S. level. The county has a healthy labor market, with the trailing 12-month unemployment equal to 3.2%, which is below the national figure of 3.8%. Duval County's 10-year population growth at 11.8% is almost twice the U.S. level of 5.7%.

The local economy's real estate market has been stable and strong in recent years, despite some price volatility, equal to 21.9%, as defined by the coefficient of variation in the Federal Housing Finance Agency Housing Price Index. This volatility is higher than the national level (16.1%). Housing prices in the county are slightly less affordable than those of the U.S., with median housing prices at 420% of median incomes, compared with 412% for the U.S. as a whole.

Strong district characteristics

The assessment area contains 2,439 fully developed multifamily residential units and 111 office units. Based on 2023 tax roll data, total AV is approximately \$407.9 million resulting in an overall VTL ratio of 15x, which we consider adequate. Collections were at or slightly above 100% in each of the past three years, with no material delinquencies. District concentration is low, with the top 10 assessment payers reducing to 2.9% of AV and single assessment payer concentration reducing to 0.9% from 8.8% and 6.4%, respectively.

Strong-to-adequate financial profile

When considering the bonds' coverage and excess liquidity provided through the DSR funded at 50% of MADS, our calculations reflect the district's ability to withstand a maximum permanent delinquency rate of 19.8% while meeting all debt service obligations on the series 2015-A1 bonds. Assessments can cover the permanent loss of the top 10 taxpayers and meet debt service requirements through the life of the bonds, which we view as a credit strength. The senior-subordinate structure provides approximately 1.18x coverage of senior-lien debt service. Over the past three years, the district's average delinquency rate was 1.2%. In addition, we understand that the CDD has the ability to sell tax certificates to quickly recover delinquent assessments as needed, which we view as a positive credit factor.

Related Research

Through The ESG Lens 3.0: The Intersection Of ESG Credit Factors And U.S. Public Finance Credit Factors, March 2, 2022

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ELEVENTH ORDER OF BUSINESS

A.



Bartram Park

Community Development District
Unaudited Financial Reporting as of
September 30, 2023

Meeting Date
October 25, 2023

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Bartram Park
Community Development District
Combined Balance Sheet
September 30, 2023

	General	Debt Service	Capital Reserve	Total Governmental Funds
ASSETS:				
Cash	\$55,184	---	\$72,078	\$127,262
Custody Account - Excess Funds	\$128,621	---	---	\$128,621
State Board of Administration	\$4,937	---	\$61,928	\$66,865
Due from Other	---	---	---	\$0
<u>Series 2015A1</u>				
Reserve	---	\$516,131	---	\$516,131
Interest	---	---	---	\$0
Revenue	---	\$327,777	---	\$327,777
Sinking	---	---	---	\$0
Prepayment	---	---	---	\$0
Due from General Fund	---	---	---	\$0
<u>Series 2015A2</u>				
Reserve	---	\$131,050	---	\$131,050
Interest	---	---	---	\$0
Sinking	---	---	---	\$0
<u>Series 2022</u>				
Reserve	---	\$52,323	---	\$52,323
Revenue	---	\$223,369	---	\$223,369
Interest	---	\$585	---	\$585
Prepayment	---	\$12	---	\$12
Sinking	---	\$2,279	---	\$2,279
Due from General Fund	---	---	---	\$0
Due from DS 2015	---	---	---	\$0
Assessment Receivable	---	---	---	\$0
Prepaid Expenses	\$13,359	---	---	\$13,359
Total Assests	\$202,101	\$1,253,526	\$134,005	\$1,589,632
LIABILITIES:				
Accounts Payable	\$0	---	---	\$0
Due to Debt Service - Series 2015	---	---	---	\$0
Due to Debt Service - Series 2022	---	---	---	\$0
Total Liabilities	\$0	\$0	\$0	\$0
FUND BALANCES:				
Nonspendable	\$13,359	---	---	\$13,359
Restricted for Debt Service	---	\$1,253,526	---	\$1,253,526
Restricted for Capital Reserve	---	---	\$134,005	\$134,005
Unassigned	\$188,742	---	---	\$188,742
Total Fund Balances	\$202,101	\$1,253,526	\$134,005	\$1,589,632
Total Liabilities and Fund Equity	\$202,101	\$1,253,526	\$134,005	\$1,589,632

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended September 30, 2023

	ADOPTED	PRORATED BUDGET	ACTUAL	
	BUDGET	THRU 09/30/23	THRU 09/30/23	VARIANCE
REVENUES:				
Maintenance Assessments - On Roll	\$129,495	\$129,495	\$129,965	\$470
Interest Income	\$0	\$0	\$8,513	\$8,513
TOTAL REVENUES	\$129,495	\$129,495	\$138,478	\$8,983
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$4,800	\$4,800	\$3,400	\$1,400
FICA Expense	\$367	\$367	\$260	\$107
Engineering	\$8,500	\$8,500	\$391	\$8,109
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Arbitrage	\$1,200	\$1,200	\$600	\$600
Dissemination	\$3,500	\$3,500	\$0	\$3,500
Attorney	\$20,000	\$20,000	\$5,933	\$14,067
Annual Audit	\$3,600	\$3,600	\$3,600	\$0
Trustee fees	\$18,000	\$18,000	\$4,167	\$13,833
Management Fees	\$45,000	\$45,000	\$45,000	\$0
Computer Time	\$1,450	\$1,450	\$1,450	\$0
Website Compliance	\$900	\$900	\$900	\$0
Telephone	\$180	\$180	\$12	\$168
Postage	\$600	\$600	\$120	\$480
Printing & Binding	\$1,000	\$1,000	\$122	\$879
Insurance	\$8,797	\$8,797	\$7,236	\$1,561
Legal Advertising	\$800	\$800	\$398	\$402
Other Current Charges	\$1,400	\$1,400	\$200	\$1,200
Office Supplies	\$100	\$100	\$2	\$98
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Reserves-Transfer Out	\$1,626	\$1,626	\$60,000	(\$58,374)
TOTAL EXPENDITURES	\$129,495	\$129,495	\$141,465	(\$11,970)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,986)	
FUND BALANCE - Beginning	\$0		\$205,087	
FUND BALANCE - Ending	\$0		\$202,101	

Bartram Park
Community Development District
General Fund
 Month By Month Income Statement
Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Assessments	\$0	\$19,567	\$102,430	\$2,129	\$1,480	\$737	\$1,336	\$1,032	\$1,255	\$0	\$0	\$0	\$129,965
Interest	\$154	\$189	\$201	\$1,370	\$2,814	\$1,356	\$327	\$406	\$420	\$420	\$436	\$419	\$8,513
Transfer In 2012 Close out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$154	\$19,756	\$102,630	\$3,499	\$4,295	\$2,093	\$1,663	\$1,438	\$1,675	\$420	\$436	\$419	\$138,478
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$1,000	\$0	\$0	\$800	\$0	\$0	\$1,000	\$0	\$0	\$600	\$0	\$0	\$3,400
FICA Expense	\$77	\$0	\$0	\$61	\$0	\$0	\$77	\$0	\$0	\$46	\$0	\$0	\$260
Engineering	\$0	\$0	\$391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$391
Assessment Roll	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$600
Dissemination	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$1,777	\$140	\$29	\$940	\$578	\$0	\$1,356	\$0	\$674	\$441	\$0	\$0	\$5,933
Annual Audit	\$0	\$0	\$1,500	\$2,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Trustee fees	\$0	\$0	\$0	\$0	\$0	\$2,667	\$0	\$0	\$0	\$1,500	\$0	\$0	\$4,167
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000
Computer Time	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$1,450
Website Compliance	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Telephone	\$0	\$0	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$5	\$12
Postage	\$2	\$7	\$1	\$10	\$26	\$5	\$22	\$40	\$2	\$1	\$3	\$1	\$120
Printing & Binding	\$2	\$8	\$0	\$3	\$21	\$16	\$3	\$24	\$1	\$0	\$42	\$0	\$122
Insurance	\$7,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,236
Legal Advertising	\$80	\$0	\$0	\$0	\$0	\$0	\$80	\$0	\$238	\$0	\$0	\$0	\$398
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Reserves-Transfer Out	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Total Administrative Expenses	\$21,793	\$4,101	\$5,867	\$67,860	\$4,571	\$6,840	\$6,483	\$4,010	\$4,861	\$6,533	\$4,592	\$3,952	\$141,465
Excess Revenues (Expenditures)	(\$21,639)	\$15,655	\$96,763	(\$64,361)	(\$277)	(\$4,747)	(\$4,820)	(\$2,572)	(\$3,186)	(\$6,113)	(\$4,156)	(\$3,533)	(\$2,986)

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended September 30, 2023

	PROPOSED	PRORATED	ACTUAL	
	BUDGET	THRU 09/30/23	THRU 09/30/23	VARIANCE
REVENUES:				
Transfer In	\$60,000	\$60,000	\$60,000	\$0
Interest Income	\$0	\$0	\$1,928	\$1,928
TOTAL REVENUES	\$60,000	\$60,000	\$61,928	\$1,928
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
Replacement and Maintenance	\$0	\$0	\$0	\$0
Other Current Charges	\$420	\$420	\$0	\$420
TOTAL EXPENDITURES	\$420	\$420	\$0	\$420
EXCESS REVENUES (EXPENDITURES)	\$59,580		\$61,928	
FUND BALANCE - Beginning	\$59,635		\$72,078	
FUND BALANCE - Ending	\$119,215		\$134,005	

Bartram Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015 Special Assessment Revenue Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended September 30, 2023

	ADOPTED	PRORATED	ACTUAL	
	BUDGET	THRU 09/30/23	THRU 09/30/23	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$1,305,910	\$1,305,910	\$1,310,649	\$4,739
Interest Income	\$100	\$100	\$46,354	\$46,254
TOTAL REVENUES	\$1,306,010	\$1,306,010	\$1,357,002	\$50,993
EXPENDITURES:				
Series 2015A-1				
Interest Expense - 11/1	\$240,031	\$240,031	\$220,531	\$19,500
Interest Expense - 5/1	\$220,531	\$220,531	\$220,531	\$0
Principal Expense - 5/1	\$600,000	\$600,000	\$600,000	\$0
Special Call - 5/1	\$0	\$0	\$20,000	(\$20,000)
Series 2015A-2				
Interest Expense - 11/1	\$61,000	\$61,000	\$61,113	(\$113)
Interest Expense - 5/1	\$61,000	\$61,000	\$61,113	(\$113)
Principal Expense - 5/1	\$145,000	\$145,000	\$145,000	\$0
Principal Prepayment - 5/1	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	\$1,327,563	\$1,327,563	\$1,333,288	(\$5,725)
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$21,553)		\$23,715	
FUND BALANCE - Beginning	\$299,366		\$951,243	
FUND BALANCE - Ending	\$277,813		\$974,958	

Bartram Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022 Revenue Refunding Note
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended September 30, 2023

	ADOPTED	PRORATED	ACTUAL	
	BUDGET	THRU 09/30/23	THRU 09/30/23	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$1,046,460	\$1,046,460	\$1,050,256	\$3,796
Interest Income	\$0	\$0	\$17,428	\$17,428
TOTAL REVENUES	\$1,046,460	\$1,046,460	\$1,067,684	\$21,224
EXPENDITURES:				
Interest Expense - 11/1	\$223,765	\$223,765	\$223,765	\$0
Principal Expense - 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$178,220	\$178,220	\$178,150	\$70
Principal Expense - 5/1	\$695,000	\$695,000	\$695,000	\$0
TOTAL EXPENDITURES	\$1,096,985	\$1,096,985	\$1,101,915	(\$4,930)
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$50,525)		(\$34,231)	
FUND BALANCE - Beginning	\$223,765		\$312,799	
FUND BALANCE - Ending	\$173,240		\$278,568	

Bartram Park
Community Development District
Long Term Debt Report

Series 2015-A1 Refunding Bonds	
Interest Rate:	1.0%-4.65%%
Maturity Date:	5/1/35
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$516,943.75
Reserve Balance:	\$516,131.25
 Bonds outstanding - 11/30/2020	 \$11,435,000
Less: May 1, 2021	(\$570,000)
Less: May 1, 2021 (Prepayment)	(\$80,000)
Less: May 1, 2022	(\$580,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Less: May 1, 2023	(\$600,000)
Less: May 1, 2023 (Prepayment)	(\$20,000)
 Current Bonds Outstanding	 \$9,580,000

Series 2015-A2 Refunding Bonds	
Interest Rate:	4.0%-5%
Maturity Date:	5/1/35
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$131,981.25
Reserve Balance:	\$131,050.00
 Bonds outstanding - 11/30/2020	 \$2,785,000
Less: May 1, 2021	(\$135,000)
Less: May 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$135,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Less: May 1, 2023	(\$145,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
 Current Bonds Outstanding	 \$2,340,000

Series 2022 Revenue Refunding Note	
Interest Rate:	2.80%
Maturity Date:	5/1/37
Reserve Fund Definition:	5% of Max Annual Debt Service
Reserve Fund Requirement:	\$52,323.00
Reserve Balance:	\$52,323.00
 Bonds outstanding - 3/15/22	 \$12,730,000
Less: November 1, 2022	(\$5,000)
Less: May 1, 2023	(\$695,000)
 Current Bonds Outstanding	 \$12,030,000

B.

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2023 Summary of Assessment Receipts

ASSESSED	UNITS	SERIES 2005 / 2015A1-2 ASSESSED DEBT	SERIES 2022-1 ASSESSED DEBT	SERIES 2022-3 ASSESSED DEBT	SERIES 2022-4 ASSESSED DEBT	SERIES 2022-5 ASSESSED DEBT	TOTAL SERIES 2022	O&M ASSESSED	TOTAL ASSESSED
TOTAL NET TAX ROLL ASSESSED NET	4,148	1,305,909.89	311,465.71	305,570.95	208,665.60	220,756.63	1,046,458.89	129,495.38	2,481,864.16

SUMMARY TAX ROLL COLLECTIONS - SERIES 2015/2012									
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2015 DEBT RECEIVED	SERIES 2022-1 DEBT RECEIVED	SERIES 2022-3 DEBT RECEIVED	SERIES 2022-4 DEBT RECEIVED	SERIES 2022-5 DEBT RECEIVED	TOTAL SERIES 2022 RECEIVED	O&M RECEIVED	TOTAL TAX ROLL RECEIPTS
1	11/4/2022	10,855.50	2,589.09	2,540.09	1,734.55	1,835.06	8,698.79	1,076.44	20,630.73
2	11/16/2022	73,424.47	17,512.08	17,180.65	11,732.17	12,411.99	58,836.90	7,280.85	139,542.21
3	11/25/2022	113,041.13	26,960.85	26,450.59	18,062.34	19,108.96	90,582.74	11,209.28	214,833.14
4	12/5/2022	902,905.88	215,347.34	211,271.70	144,271.36	152,631.10	723,521.50	89,533.08	1,715,960.46
5	12/6/2022	94,323.49	22,496.60	22,070.83	15,071.54	15,944.85	75,583.82	9,353.22	179,260.52
6	12/19/2022	35,732.11	8,522.28	8,360.99	5,709.48	6,040.31	28,633.05	3,543.23	67,908.39
7	1/9/2023	16,790.17	4,004.54	3,928.75	2,682.83	2,838.28	13,454.39	1,664.93	31,909.49
8	1/24/2023	4,679.86	1,116.17	1,095.05	747.78	791.10	3,750.09	464.06	8,894.02
9	2/17/2023	8,700.68	2,075.15	2,035.88	1,390.24	1,470.80	6,972.07	862.77	16,535.52
10	2/27/2023	6,227.84	1,485.37	1,457.26	995.12	1,052.78	4,990.52	617.56	11,835.92
11	3/6/2023	1,006.51	240.06	235.51	160.83	170.14	806.54	99.81	1,912.85
12	3/16/2023	6,430.27	1,533.65	1,504.63	1,027.47	1,087.00	5,152.74	637.64	12,220.65
13	4/11/2023	11,787.33	2,811.33	2,758.13	1,883.45	1,992.58	9,445.49	1,168.84	22,401.66
14	4/19/2023	1,681.86	401.13	393.54	268.74	284.31	1,347.72	166.78	3,196.36
15	5/5/2023	7,965.10	1,899.71	1,863.76	1,272.71	1,346.46	6,382.64	789.83	15,137.57
16	5/22/2023	2,443.37	582.76	571.73	390.42	413.04	1,957.93	242.29	4,643.59
17	6/7/2023	-	-	-	-	-	-	-	-
TAX CERTIFICATES	6/15/2023	12,653.09	3,017.82	2,960.71	2,021.78	2,138.93	10,139.24	1,254.69	24,047.02
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		1,310,648.64	312,595.93	306,679.78	209,422.78	221,557.69	1,050,256.18	129,965.29	2,490,870.10
BALANCE DUE TAX ROLL		(4,738.75)	(1,130.22)	(1,108.83)	(757.18)	(801.06)	(3,797.29)	(469.91)	(9,005.94)
PERCENT COLLECTED TAX ROLL		100%	100%	100%	100%	100%	100%	100%	100%

C.

Bartram Park
Community Development District

Check Register Summary
7/1/2023 - 9/30/2023

Check Date	Check #'s	Total Amount	
7/1/2023 - 7/31/2023	1306-1311	\$	75,988.48
8/1/2023 - 8/31/2023	1312-1314	\$	5,265.08
9/1/2023 - 9/30/2023	1315-1317	\$	11,919.38
Total		\$	93,172.94

** Fedex Invoices will be available upon request*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/14/23	00012	7/01/23 251	202307 310-51300-34000	JUL MANAGEMENT FEES	*	3,750.00	
7/01/23	251	202307 310-51300-35110	JUL WEBSITE ADMIN	*	75.00		
7/01/23	251	202307 310-51300-35100	JUL INFO TECH	*	120.83		
7/01/23	251	202307 310-51300-51000	OFFICE SUPPLIES	*	.03		
7/01/23	251	202307 310-51300-42000	POSTAGE	*	.60		
GOVERNMENTAL MANAGEMENT SERVICES						3,946.46	001306
7/14/23	00067	6/29/23 23-04134	202306 310-51300-48000	NTC OF PUBLIC & BOS MTG	*	238.25	
JACKSONVILLE DAILY RECORD						238.25	001307
7/14/23	00056	7/07/23 252-2563	202307 310-51300-32300	FY23 TRUSTEE FEE 2015A-1	*	1,000.00	
7/07/23	252-2563	202307 300-15500-10000	FY24 TRUSTEE FEE 2015A-1	*	3,000.00		
THE BANK OF NEW YORK MELLON						4,000.00	001308
7/14/23	00056	7/07/23 252-2563	202307 310-51300-32300	FY23 TRUSTEE FEE 2015A-2	*	500.00	
7/07/23	252-2563	202307 300-15500-10000	FY24 TRUSTEE FEE 2015A-2	*	1,500.00		
THE BANK OF NEW YORK MELLON						2,000.00	001309
7/26/23	00074	7/17/23 07172023	202307 300-20700-11000	4/11 DUVAL TAX DIST #13	*	9,445.48	
7/17/23	07172023	202307 300-20700-11000	4/19 DUVAL TAX DIST #14	*	1,347.73		
7/17/23	07172023	202307 300-20700-11000	5/15 DUVAL TAX DIST #15	*	6,382.64		
7/17/23	07172023	202307 300-20700-11000	5/31 DUVAL TAX DIST #16	*	1,957.93		
7/17/23	07172023	202307 300-20700-11000	6/15 DUVAL TAX DIST CERT	*	10,139.24		
THE BANK OF NEW YORK MELLON NA						29,273.02	001310
7/26/23	00057	7/17/23 07172023	202307 300-20700-10500	4/11 DUVAL TAX DIST #13	*	11,787.32	
7/17/23	07172023	202307 300-20700-10500	4/19 DUVAL TAX DIST #14	*	1,681.87		
7/17/23	07172023	202307 300-20700-10500	5/15 DUVAL TAX DIST #15	*	7,965.10		

BPAR BARTRAM PARK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/17/23	07172023 202307 300-20700-10500		*	2,443.37	
			5/31 DUVAL TAX DIST #16				
		7/17/23	07172023 202307 300-20700-10500		*	12,653.09	
			6/15 DUVAL TAX DIST CERT				
				THE BANK OF NEW YORK MELLON, N.A.			36,530.75 001311
8/17/23	00012	8/01/23	252 202308 310-51300-34000		*	3,750.00	
			AUG MANAGEMENT FEES				
		8/01/23	252 202308 310-51300-35110		*	75.00	
			AUG WEBSITE ADMIN				
		8/01/23	252 202308 310-51300-35100		*	120.83	
			AUG INFO TECH				
		8/01/23	252 202308 310-51300-51000		*	.15	
			OFFICE SUPPLIES				
		8/01/23	252 202308 310-51300-42000		*	3.15	
			POSTAGE				
		8/01/23	252 202308 310-51300-42500		*	42.45	
			COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			3,991.58 001312
8/17/23	00030	8/07/23	24636 202308 310-51300-31200		*	600.00	
			ARTBIY SE2015 FYE 6/30/23				
				GRAU AND ASSOCIATES			600.00 001313
8/17/23	00073	8/07/23	3264075 202306 310-51300-31500		*	673.50	
			JUN GENERAL COUNSEL				
				KUTAK ROCK LLP			673.50 001314
9/18/23	00037	9/11/23	19455 202309 300-15500-10000		*	7,526.00	
			FY24 POLICY RENEWAL				
				EGIS INSURANCE ADVISORS, LLC			7,526.00 001315
9/18/23	00012	9/01/23	253 202309 310-51300-34000		*	3,750.00	
			SEPT MANAGEMENT FEES				
		9/01/23	253 202309 310-51300-35110		*	75.00	
			SEPT WEBSITE ADMIN				
		9/01/23	253 202309 310-51300-35100		*	120.83	
			SEPT INFO TECH				
		9/01/23	253 202309 310-51300-51000		*	.06	
			OFFICE SUPPLIES				
		9/01/23	253 202309 310-51300-42000		*	1.26	
			POSTAGE				
		9/01/23	253 202309 310-51300-42500		*	.30	
			COPIES				
		9/01/23	253 202309 310-51300-41000		*	4.93	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			3,952.38 001316
				BPAR BARTRAM PARK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/18/23	00073	8/31/23 3268687	202307 310-51300-31500	JULY GENERAL COUNSEL	*	441.00	
				KUTAK ROCK LLP			441.00 001317

TOTAL FOR BANK A						93,172.94	
TOTAL FOR REGISTER						93,172.94	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 251**Invoice Date:** 7/1/23**Due Date:** 7/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023		3,750.00	3,750.00
Website Administration - July 2023		75.00	75.00
Information Technology - July 2023		120.83	120.83
Office Supplies		0.03	0.03
Postage		0.60	0.60
<div>RECEIVED JUL 06 2023 BY: _____</div>			
Total			\$3,946.46
Payments/Credits			\$0.00
Balance Due			\$3,946.46

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

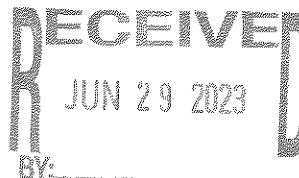
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

June 29, 2023

Date

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



Serial #	23-04134D	PO/File #		\$238.25
				Payment Due
Notice of Public hearing, etc.; and Notice of Regular Board of Supervisors' Meeting				\$238.25
				Publication Fee
Bartram Park Community Development District				
Case Number				Amount Paid
Publication Dates	6/29, 7/6			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 23-04134D on your
check or remittance advice.

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

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

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

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

**BARTRAM PARK
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE
ADOPTION OF THE FIS-
CAL YEAR 2023/2024
BUDGETS; AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Bartram Park Community Development District ("District") will hold a public hearing on July 26, 2023 at 11:00 a.m. at Bartram Springs Amenity Center, 14530 East Cherry Lake Dr., Jacksonville, Florida 32258 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://bartramparkcdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
Jun. 29, Jul. 6 00 (23-04134D)

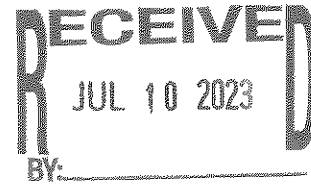


BNY MELLON

The Bank of New York Mellon
Trust Company, N.A.

INVOICE

DOR 1



BARTRAM PARK COMMUNITY DEVELOPMENT
DISTRICT, C/O GMS, LLC.
ATTN: JIM OLIVER
475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092

000001

Invoice Number: 252-2563073
Account Number: BARTRAM15-A1
Invoice Date: 07-Jul-23
Cycle Date: 01-Jul-23
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Currency: USD

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE REFUNDING
BONDS, SERIES 2015A-1

	Quantity	Rate	Proration	Subtotal	Total
<u>Flat</u>					
Trustee Fee					4,000.00
For the period: July 01, 2023 to June 30, 2024					

Invoice Total: 4,000.00
Satisfied To Date: 0.00
Balance Due: 4,000.00

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A. is located at 333 South Hope Street - Suite 2525,
Los Angeles, CA 90071

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2563073

Billing Stub

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES
2015A-1

Invoice Number: 252-2563073
Account Number: BARTRAM15-A1
Invoice Date: 07-Jul-23
Cycle Date: 01-Jul-23
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Amount: 4,000.00 USD

000000613828252025630730000000000004000003

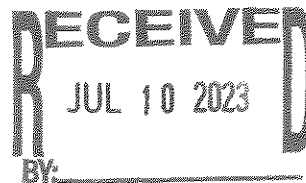


BNY MELLON

The Bank of New York Mellon
Trust Company, N.A.

INVOICE

DOR 2



BARTRAM PARK COMMUNITY DEVELOPMENT
DISTRICT, C/O GMS, LLC.
ATTN: JIM OLIVER
475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092

Invoice Number: 252-2563074
Account Number: BARTRAM-A2
Invoice Date: 07-Jul-23
Cycle Date: 01-Jul-23
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Currency: USD

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE REFUNDING
BONDS, SERIES 2015A-2

	Quantity	Rate	Proration	Subtotal	Total
<u>Flat</u>					
Administration Fee					2,000.00
For the period: July 01, 2023 to June 30, 2024					

Invoice Total: 2,000.00
Satisfied To Date: 0.00
Balance Due: 2,000.00

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street - Suite 2525,
Los Angeles, CA 90071

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2563074

Billing Stub

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES
2015A-2

Invoice Number: 252-2563074
Account Number: BARTRAM-A2
Invoice Date: 07-Jul-23
Cycle Date: 01-Jul-23
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Amount: 2,000.00 USD

000000613657252025630740000000000002000009

RECEIVED
JUL 17 2023
BY: _____

BY: _____

Check Request

Date	Amount	Authorized By
July 17, 2023	\$29,273.02	Bernadette Peregrino

Payable to:

Vendor #74 - BNY MELLON C/O Bartram Park - Series 2022

Date Check Needed:

Budget Category:

7/17/23

001.300.20700.11000

Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
4/11/23	\$9,445.48	Duval Tax Dist 13
4/19/23	\$1,347.73	Duval Tax Dist 14
5/15/23	\$6,382.64	Duval Tax Dist 15
5/31/23	\$1,957.93	Duval Tax Dist 16
6/15/23	\$10,139.24	Duval Tax Dist Tax Certificates
	<u>\$29,273.02</u>	
(Attach supporting documentation for request.)		

Bartram Park CDD

GENERAL FUND

RECEIVED
JUL 17 2023
BY: _____

Check Request

Date	Amount	Authorized By
July 17, 2023	\$36,530.75	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

7/17/23

001.300.20700.10500

Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
4/11/23	\$11,787.32	Duval Tax Dist 13
4/19/23	\$1,681.87	Duval Tax Dist 14
5/15/23	\$7,965.10	Duval Tax Dist 15
5/31/23	\$2,443.37	Duval Tax Dist 16
6/15/23	\$12,653.09	Duval Tax Dist Tax Certificates
	<u>\$36,530.75</u>	
(Attach supporting documentation for request.)		

1001 Bradford Way
Kingston, TN 37763

Invoice #: 252
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

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

RECEIVED
AUG 02 2023
BY: _____

Total	\$3,991.58
Payments/Credits	\$0.00
Balance Due	\$3,991.58

Grau and Associates

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

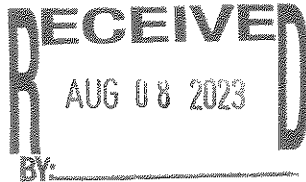
Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24636
Date 08/07/2023

SERVICE	AMOUNT
Project: Arbitrage - Series 2015 FYE 6/30/2023 Arbitrage Services	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>



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

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 7, 2023

Check Remit To:

Kutak Rock LLP

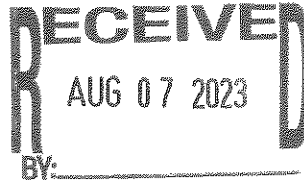
PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3264075

Client Matter No. 3223-1

Notification Email: eftgroup@kutakrock.com



Mr. Jim Oliver
Bartram Park CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3264075
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

06/08/23	W. Haber	0.70	245.00	Review foreclosure complaint and confer with Oliver regarding same
06/09/23	W. Haber	0.80	280.00	Finalize review of foreclosure complaint; prepare correspondence to counsel in foreclosure action; confer with counsel regarding same
06/15/23	W. Haber	0.30	105.00	Confer with Jusevitch regarding budget hearing notice
06/15/23	K. Jusevitch	0.30	43.50	Prepare budget hearing documents and correspond with district manager
TOTAL HOURS		2.10		



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

INVOICE

Customer	Bartram Park Community Development District
Acct#	194
Date	09/11/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,526.00
Payment Amount	
Payment to	Invoice#19455
100123146	

Thank You

Please detach and return with payment

Customer: Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
19455	10/01/2023	Renew policy	Policy #100123146 10/01/2023-10/01/2024 Florida Insurance Alliance GL,POL,EPLI,EBL,HNO - Renew policy Due Date: 9/11/2023 001-300-15500-1000 FY24 Policy Renewal	7,526.00
				Total
				\$ 7,526.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Faldwood Rd, College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/11/2023
Atlanta, GA 30374-8555	solimer@egisadvisors.com	

KUTAK ROCK LLP

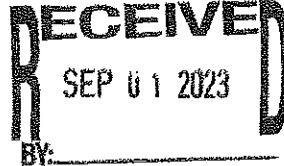
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023



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

Reference: Invoice No. 3268687
Client Matter No. 3223-1
Notification Email: efgroup@kutakrock.com

Mr. Jim Oliver
Bartram Park CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3268687
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

07/25/23	W. Haber	0.60	210.00	Prepare for Board meeting
07/26/23	K. Buchanan	0.70	231.00	Prepare for and attend board meeting
TOTAL HOURS		1.30		
TOTAL FOR SERVICES RENDERED			001-310-51300-31500 July General Counsel	\$441.00
TOTAL CURRENT AMOUNT DUE				<u>\$441.00</u>

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ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT