

BARTRAM PARK
Community Development District

April 23, 2025

AGENDA

Bartram Park

Community Development District

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

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

April 16, 2025

Board of Supervisors
Bartram Park Community Development District

Dear Board Members:

The Bartram Park Community Development District Board of Supervisors is scheduled for **Wednesday, April 23, 2025, 2025 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 February 5, 2025 Meeting
- IV. Appointment of Audit Committee
- V. Acceptance of Fiscal Year 2024 Audit Report
- VI. Consideration of Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt
- VII. Discussion of Transferring CDD Files from Previous Engineer Firm
- VIII. Ratification of Second Addendum to Property Interest Exchange, Construction, Maintenance & Joint Use Agreement
- IX. Other Business
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 1. Report on the Number of Registered Voters

2. Form 1 Filing and Annual Ethics Training

- XI. Audience Comments
- XII. Supervisor's Requests
- XIII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending February 28, 2025
 - B. Assessment Receipt Schedules
 - C. Approval of Check Register
- XIV. Next Scheduled Meeting – July 23, 2025 at 11:00 a.m. @ England-Thims & Miller
- XV. 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, February 5, 2025 at 11:00 a.m. at the offices of England-Thims & Miller, Inc, 14775 Old St. Augustine Road, Jacksonville, Florida.

Present and constituting a quorum were:

James Griffith	Chairman
Trisston Brown	Vice Chairman
Joan Nero	Supervisor
Larry Lokey	Supervisor
Lynda Learn	Supervisor

Also present were:

Daniel Laughlin	District Manager
Kyle Magee <i>by phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 11:00 a.m. and called roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

There were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Candidates to Fill Vacant General Election Seats 1, 3, and 5

Mr. Brown nominated James Griffith to seat 1.

On MOTION by Mr. Brown, seconded by Ms. Learn, with all in favor, Appointing James Griffith to Seat 1, was approved.
--

Mr. Griffith nominated Trisston Brown to seat 3 as Vice Chair.

On MOTION by Mr. Griffith, seconded by Ms. Learn, with all in favor, Appointing Trisston Brown to Seat 3, was approved.

Mr. Brown nominated Joan Nero for seat 5.

On MOTION by Mr. Brown, seconded by Ms. Learn, with all in favor, Appointing Joan Nero to Seat 5, was approved.

B. Oath of Office for Newly Appointed Supervisors

Mr. Laughlin administered the oath of office to James Griffith, Trisston Brown and Joan Nero.

C. Election of Officers, Resolution 2025-01

Mr. Griffith stated they would keep the same slate of officers.

On MOTION by Ms. Learn, seconded by Mr. Lokey, with all in favor, Election of Officers, Resolution 2025-01 – Slate of Officers remain the same, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 23, 2024 Meeting

Mr. Laughlin presented the minutes of the October 23, 2024 meeting and asked for any questions, comments or revisions. The Board had no changes to the minutes.

On MOTION by Mr. Griffith, seconded by Ms. Nero, with all in favor, the Minutes of the October 23, 2024 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Alliant for District Engineering Services

Mr. Laughlin noted Alliant is the firm selected through the RFQ process. This is ratification as the agreement has been signed. Mr. Griffith asked to add this item to the next Board meeting to get affirmation that engineering records transferred to Alliant.

On MOTION by Mr. Griffith, seconded by Mr. Lokey, with all in favor, the Agreement with Alliant for District Engineering Services, was ratified.

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Magee had nothing specific to report. The ethics training is a yearly requirement. Form 1 is due by the end of June.

B. Engineer

The Board had nothing for the engineer.

C. Manager

Mr. Laughlin had nothing to report. He stated the next meeting is April 23rd.

EIGHTH ORDER OF BUSINESS Audience Comments

Mr. Laughlin noted no members of the public were present.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2024

Mr. Laughlin presented the financials through December 31st. The District is currently operating under budget.

B. Assessment Receipt Schedules

Mr. Laughlin noted the District is 96% collected.

C. Approval of Check Register

Mr. Laughlin presented the check register totaling \$2,263,500.93. He noted that a lot of that was money received from the state that is being sent to the Trustee to cover assessments, debt service, and O&M.

On MOTION by Mr. Griffith, seconded by Mr. Lokey, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS

Next Regular Scheduled Meeting – April 23, 2025 at 11:00 a.m.

Mr. Laughlin stated the next regular scheduled meeting will be April 23, 2025 at 11:00 a.m. at Bartram Springs Amenity Center at 14530 East Cherry Lake Dr., Jacksonville, Florida.

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

FIFTH ORDER OF BUSINESS

**BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Bartram Park Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 31, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bartram Park Community Development District, City of Jacksonville, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$20,822,932).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,631,032, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,658,414, an increase of \$68,574 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, assigned for capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 1,659,016	\$ 1,589,940
Total assets	1,659,016	1,589,940
Deferred outflows of resources	124,281	135,754
Total assets and deferred outflows	1,783,297	1,725,694
Current liabilities	340,838	363,852
Long-term liabilities	22,265,391	23,815,806
Total liabilities	22,606,229	24,179,658
Net position		
Net investment in capital assets	(22,141,110)	(23,680,052)
Restricted	927,662	889,774
Unrestricted	390,516	336,314
Total net position	\$ (20,822,932)	\$ (22,453,964)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 2,491,522	\$ 2,490,870
Operating grants and contributions	85,782	63,782
General revenues		
Unrestricted investment earnings	12,680	10,748
Total revenues	<u>2,589,984</u>	<u>2,565,400</u>
Expenses:		
General government	88,477	81,564
Interest	870,475	928,933
Total expenses	<u>958,952</u>	<u>1,010,497</u>
Change in net position	<u>1,631,032</u>	<u>1,554,903</u>
Net position - beginning	<u>(22,453,964)</u>	<u>(24,008,867)</u>
Net position - ending	<u>\$ (20,822,932)</u>	<u>\$ (22,453,964)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$958,952. The costs of the District's activities were primarily funded by program revenues. Program revenues, which are comprised primarily of assessments, increased during the fiscal year. The majority of the decrease in expenses is due to decrease in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL DEBT

At September 30, 2024, the District had \$22,390,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 156,863
Investments	219,812
Prepaid	14,443
Restricted assets:	
Investments	1,267,898
Total assets	1,659,016
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	124,281
Total deferred outflows of resources	124,281
 LIABILITIES	
Accounts payable	602
Accrued interest payable	340,236
Non-current liabilities:	
Due within one year	1,535,000
Due in more than one year	20,730,391
Total liabilities	22,606,229
 NET POSITION	
Net investment in capital assets	(22,141,110)
Restricted for debt service	927,662
Unrestricted	390,516
Total net position	\$ (20,822,932)

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 88,477	\$ 129,999	\$ -	\$ 41,522
Interest on long-term debt	870,475	2,361,523	85,782	1,576,830
Total governmental activities	958,952	2,491,522	85,782	1,618,352
General revenues:				
				12,680
				12,680
				1,631,032
				(22,453,964)
				\$ (20,822,932)

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 156,863	\$ -	\$ 156,863
Investments	219,812	1,267,898	1,487,710
Prepays	14,443	-	14,443
Total assets	\$ 391,118	\$ 1,267,898	\$ 1,659,016
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 602	\$ -	\$ 602
Total liabilities	602	-	602
Fund balances:			
Nonspendable:			
Prepays	14,443	-	14,443
Restricted for:			
Debt service	-	1,267,898	1,267,898
Assigned to:			
Renewal and replacement	72,078	-	72,078
Unassigned	303,995	-	303,995
Total fund balances	390,516	1,267,898	1,658,414
Total liabilities and fund balances	\$ 391,118	\$ 1,267,898	\$ 1,659,016

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	1,658,414
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.</p>		124,281
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
<p>Accrued interest payable</p>	(340,236)	
<p>Bonds payable</p>	(22,265,391)	(22,605,627)
<p>Net position of governmental activities</p>		\$ (20,822,932)

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 129,999	\$ 2,361,523	\$ 2,491,522
Interest income	12,680	85,782	98,462
Total revenues	142,679	2,447,305	2,589,984
EXPENDITURES			
Current:			
General government	88,477	-	88,477
Debt service:			
Principal	-	1,560,000	1,560,000
Interest	-	872,933	872,933
Total expenditures	88,477	2,432,933	2,521,410
Excess (deficiency) of revenues over (under) expenditures	54,202	14,372	68,574
Fund balances - beginning	336,314	1,253,526	1,589,840
Fund balances - ending	\$ 390,516	\$ 1,267,898	\$ 1,658,414

See notes to the financial statements

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 68,574
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,560,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of deferred amount on refunding	(11,473)
Amortization of original issue discount	(9,585)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>23,516</u>
Change in net position of governmental activities	<u>\$ 1,631,032</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

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

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

Prepaid Items

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

Capital Assets

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

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

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures.

Refundings of Debt

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
Fidelity Investment Treasury 695	\$ 1,267,898	Not available	Not available
US Bank Mmkt	54,554	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	165,258	S&P AAAM	Weighted average maturity: 39 days
	<u>\$ 1,487,710</u>		

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

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

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

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

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – LONG TERM LIABILITIES

Series 2015

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

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

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$70,000 of the Series 2015 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2022

On March 15, 2022, the District issued \$12,730,000 of Revenue Refunding Note, Series 2022 due on May 1, 2037, with a fixed interest rate of 2.80%. The Note was issued to currently refund all of the outstanding Series 2012 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Note is to be paid serially commencing November 1, 2022, through May 1, 2037.

NOTE 5 – LONG TERM LIABILITIES (Continued)

Series 2022 (Continued)

The Series 2022 Note is not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 11,920,000	\$ -	\$ 840,000	\$ 11,080,000	\$ 800,000
Less: Original issue discount	134,194	-	9,585	124,609	-
Series 2022	12,030,000	-	720,000	11,310,000	735,000
Total	<u>\$ 23,815,806</u>	<u>\$ -</u>	<u>\$ 1,550,415</u>	<u>\$ 22,265,391</u>	<u>\$ 1,535,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 1,535,000	\$ 816,708	\$ 2,351,708
2026	1,590,000	761,740	2,351,740
2027	1,650,000	703,912	2,353,912
2028	1,710,000	643,750	2,353,750
2029	1,770,000	581,362	2,351,362
2030-2034	9,920,000	1,861,572	11,781,572
2035-2037	4,215,000	225,220	4,440,220
Total	<u>\$ 22,390,000</u>	<u>\$ 5,594,264</u>	<u>\$ 27,984,264</u>

NOTE 6 – MANAGEMENT COMPANY

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

NOTE 7 – RISK MANAGEMENT

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

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 129,495	\$ 129,999	\$ 504
Interest	4,000	12,680	8,680
Total revenues	133,495	142,679	9,184
EXPENDITURES			
Current:			
General government	133,495	88,477	45,018
Total expenditures	133,495	88,477	45,018
Excess (deficiency) of revenues over (under) expenditures	\$ -	54,202	\$ 54,202
Fund balance - beginning		336,314	
Fund balance - ending		\$ 390,516	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$2,955
Independent contractor compensation	\$176,954
Construction projects to begin on or after October 1; (\$65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$33.75 Series 2015 \$633.66 Series 2022-1 \$1,344.97 - \$2,017.46 Series 2022-3 \$1,365.07 - \$2,047.60 Series 2022-4 \$785.85 - \$1,656.66 Series 2022-5 \$1,359.86 - \$2,039.80
Special assessments collected	\$2,491,522
Outstanding Bonds:	see Note 5 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Bartram Park Community Development District, City of Jacksonville, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 31, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

March 31, 2025



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

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

We have examined Bartram Park Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

March 31, 2025



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bartram Park Community Development District, City of Jacksonville, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 31, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 31, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

March 31, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bartram Park Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____

HOUR: _____

LOCATION: _____

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 23rd DAY OF APRIL, 2025.

ATTEST:

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Approved Budget

Bartram Park
Community Development District

Proposed Budget
FY 2026

April 23, 2025



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Bartram Park
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	\$129,495	\$126,629	\$2,867	\$129,495	\$129,495
Interest Earned	6,500	3,198	2,500	5,698	5,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$135,995	\$129,827	\$5,367	\$135,193	\$134,495

EXPENDITURES:

Administrative:

Supervisor Fees	\$4,000	\$2,200	\$2,000	\$4,200	\$4,000
FICA Taxes	306	168	153	321	306
Engineer	8,500	-	500	500	8,500
Attorney	15,000	379	6,621	7,000	15,000
Annual Audit	3,700	-	3,800	3,800	3,900
Assessment Administration	7,950	7,950	-	7,950	8,348
Arbitrage Rebate	1,200	1,200	600	1,800	1,260
Trustee Fees	10,000	8,950	1,750	10,700	10,800
Management Fees	50,562	25,281	25,281	50,562	53,090
Information Technology	1,723	861	861	1,723	1,809
Website Maintenance	1,113	557	557	1,113	1,169
Telephone	191	5	14	18	150
Postage & Delivery	400	133	267	400	400
General Liability and Public Officials Insurance	8,279	7,826	-	7,826	8,279
Printing & Binding	1,000	28	400	428	500
Legal Advertising	800	523	277	800	800
Other Current Charges	500	350	350	700	700
Office Supplies	100	1	5	6	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Reserves-Transfer out	20,497	-	20,497	20,497	15,210
TOTAL ADMINISTRATIVE	\$135,995	\$56,587	\$63,932	\$120,519	\$134,495

TOTAL EXPENDITURES	\$135,995	\$56,587	\$63,932	\$120,519	\$134,495
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EXCESS REVENUES (EXPENDITURES)	\$-	\$73,240	\$(58,565)	\$14,675	\$(0)
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	FY 2024	FY 2025	FY 2025
Net Assessments	\$ 129,495	\$ 129,495	\$ 129,495
Plus Collection Fees (7.5%)	\$ 10,500	\$ 10,500	\$ 10,500
Gross Assessments	\$ 139,995	\$ 139,995	\$ 139,995
No. of Units	4,148	4,148	4,148
Per Unit Assessments	\$ 33.75	\$ 33.75	\$ 33.75

Bartram Park
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 4 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage

The District is required to have an Arbitrage Rebate Calculation on the districts 2015 Special Assessment Bonds and 2022 Revenue Refunding Note. The district has contracted with Grau & Associates to provide these calculations for each bond issue

Trustee Fees

The District issued Series 2015 Special Assessment Bonds and Series 2022 Revenue Refunding Note which are held with a Trustee at BNY Mellon. The amount of the trustee fees is based on the agreement between BNY Mellon and the District for each bond issue.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. contracted with Governmental Management Services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. contracted with Governmental Management Services, LLC.

Telephone

Phone, Internet, and fax service for office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Bartram Park
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

General Liability and Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance, a qualified entity that specializes in providing insurance coverage to governmental agencies. This is the estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

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

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Capital Reserve

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities.

Bartram Park

Community Development District

Proposed Budget Debt Service Series 2015A1 & A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$1,305,910	\$1,277,000	\$28,909	\$1,305,910	\$1,305,910
Interest Earnings	30,000	27,983	20,000	47,983	30,000
Carry Forward Surplus ⁽¹⁾	321,702	334,092	-	334,092	299,051
TOTAL REVENUES	\$1,657,612	\$1,639,076	\$48,909	\$1,687,985	\$1,634,961
EXPENDITURES:					
Series 2015A1					
Interest 11/1	\$195,956	195,956	\$-	\$195,956	\$180,719
Interest 2/1	-	709	-	709	-
Prepayment 2/1	-	65,000	-	65,000	-
Interest 5/1	195,956	-	194,538	194,538	180,719
Principal 5/1	645,000	-	640,000	640,000	665,000
Prepayment 5/1	-	-	10,000	10,000	-
Series 2015A2					
Interest 11/1	53,988	53,988	-	53,988	50,000
Interest 2/1	-	244	-	244	-
Prepayment 2/1	-	20,000	-	20,000	-
Interest 5/1	53,988	-	53,500	53,500	50,000
Principal 5/1	155,000	-	150,000	150,000	160,000
Prepayment 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$1,299,888	\$335,897	\$1,053,038	\$1,388,934	\$1,286,438
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,299,888	\$335,897	\$1,053,038	\$1,388,934	\$1,286,438
EXCESS REVENUES (EXPENDITURES)	\$357,724	\$1,303,179	\$(1,004,128)	\$299,051	\$348,523

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Series 2015 A1 Interest Due 11/1/26	\$166,587.50
Series 2015 A2 Interest Due 11/1/26	\$46,000.00
	\$212,587.50

Net Assessments	\$1,305,910
Plus Collection Fees (7.5%)	\$97,943
Gross Assessments	\$1,403,853

Bartram Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2015A1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	8,190,000		-	180,718.75	180,718.75
05/01/26	8,190,000	4.250%	665,000	180,718.75	
11/01/26	7,525,000		-	166,587.50	1,012,306.25
05/01/27	7,525,000	4.250%	695,000	166,587.50	
11/01/27	6,830,000		-	151,818.75	1,013,406.25
05/01/28	6,830,000	4.250%	725,000	151,818.75	
11/01/28	6,105,000		-	136,412.50	1,013,231.25
05/01/29	6,105,000	4.250%	760,000	136,412.50	
11/01/29	5,345,000		-	120,262.50	1,016,675.00
05/01/30	5,345,000	4.500%	795,000	120,262.50	
11/01/30	4,550,000		-	102,375.00	1,017,637.50
05/01/31	4,550,000	4.500%	830,000	102,375.00	
11/01/31	3,720,000		-	83,700.00	1,016,075.00
05/01/32	3,720,000	4.500%	870,000	83,700.00	
11/01/32	2,850,000		-	64,125.00	1,017,825.00
05/01/33	2,850,000	4.500%	905,000	64,125.00	
11/01/33	1,945,000		-	43,762.50	1,012,887.50
05/01/34	1,945,000	4.500%	950,000	43,762.50	
11/01/34	995,000		-	22,387.50	1,016,150.00
05/01/35	995,000	4.500%	995,000	22,387.50	
					1,017,387.50
Total			\$8,190,000	\$2,144,300	\$10,334,300

Bartram Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2015A2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	2,000,000	5.000%	-	50,000	50,000.00
05/01/26	2,000,000	5.000%	160,000	50,000	
11/01/26	1,840,000	5.000%	-	46,000	256,000.00
05/01/27	1,840,000	5.000%	165,000	46,000	
11/01/27	1,675,000	5.000%	-	41,875	252,875.00
05/01/28	1,675,000	5.000%	175,000	41,875	
11/01/28	1,500,000	5.000%	-	37,500	254,375.00
05/01/29	1,500,000	5.000%	185,000	37,500	
11/01/29	1,315,000	5.000%	-	32,875	255,375.00
05/01/30	1,315,000	5.000%	195,000	32,875	
11/01/30	1,120,000	5.000%	-	28,000	255,875.00
05/01/31	1,120,000	5.000%	200,000	28,000	
11/01/31	920,000	5.000%	-	23,000	251,000.00
05/01/32	920,000	5.000%	215,000	23,000	
11/01/32	705,000	5.000%	-	17,625	255,625.00
05/01/33	705,000	5.000%	225,000	17,625	
11/01/33	480,000	5.000%	-	12,000	254,625.00
05/01/34	480,000	5.000%	235,000	12,000	
11/01/34	245,000	5.000%	-	6,125	253,125.00
05/01/35	245,000	5.000%	245,000	6,125	
					251,125.00
Total			\$2,000,000	\$590,000	\$2,590,000

Bartram Park

Community Development District

Proposed Budget

Debt Service Series 2022 Revenue Refunding Note

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$1,042,770	\$1,023,293	\$23,166	\$1,046,459	\$1,046,459
Interest Earnings	14,000	12,295	9,000	21,295	18,000
Carry Forward Surplus ⁽¹⁾	244,379	244,553	-	244,553	260,627
TOTAL REVENUES	\$1,301,149	\$1,280,141	\$32,166	\$1,312,307	\$1,325,085
EXPENDITURES:					
Interest 11/1	\$158,340	\$158,340	\$-	\$158,340	\$147,980
Interest 5/1	158,340	-	158,340	158,340	147,980
Principal 5/1	735,000	-	735,000	735,000	755,000
TOTAL EXPENDITURES	\$1,051,680	\$158,340	\$893,340	\$1,051,680	\$1,050,960
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,051,680	\$158,340	\$893,340	\$1,051,680	\$1,050,960
EXCESS REVENUES (EXPENDITURES)	\$249,469	\$1,121,801	\$(861,174)	\$260,627	\$274,125
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25		\$137,410.00

Bartram Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Revenue Refunding Note

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	10,570,000	2.800%	-	147,980	147,980.00
05/01/26	10,570,000	2.800%	755,000	147,980	
11/01/26	9,815,000	2.800%	-	137,410	1,040,390.00
05/01/27	9,815,000	2.800%	775,000	137,410	
11/01/27	9,040,000	2.800%	-	126,560	1,038,970.00
05/01/28	9,040,000	2.800%	795,000	126,560	
11/01/28	8,245,000	2.800%	-	115,430	1,036,990.00
05/01/29	8,245,000	2.800%	820,000	115,430	
11/01/29	7,425,000	2.800%	-	103,950	1,039,380.00
05/01/30	7,425,000	2.800%	840,000	103,950	
11/01/30	6,585,000	2.800%	-	92,190	1,036,140.00
05/01/31	6,585,000	2.800%	865,000	92,190	
11/01/31	5,720,000	2.800%	-	80,080	1,037,270.00
05/01/32	5,720,000	2.800%	890,000	80,080	
11/01/32	4,830,000	2.800%	-	67,620	1,037,700.00
05/01/33	4,830,000	2.800%	915,000	67,620	
11/01/33	3,915,000	2.800%	-	54,810	1,037,430.00
05/01/34	3,915,000	2.800%	945,000	54,810	
11/01/34	2,970,000	2.800%	-	41,580	1,041,390.00
05/01/35	2,970,000	2.800%	965,000	41,580	
11/01/35	2,005,000	2.800%	-	28,070	1,034,650.00
05/01/36	2,005,000	2.800%	990,000	28,070	
11/01/36	1,015,000	2.800%	-	14,210	1,032,280.00
05/01/37	1,015,000	2.800%	1,015,000	14,210	
					1,029,210.00
Total			\$10,570,000	\$2,019,780	\$12,589,780

Bartram Park
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Capital Reserve-Transfer In	\$20,497	\$-	\$20,497	\$20,497	\$15,210
Interest Income	1,200	3,112	3,240	6,352	4,000
Carry Forward Balance	154,549	154,571	-	154,571	181,007
TOTAL REVENUES	\$176,246	\$157,683	\$23,737	\$181,420	\$200,217
EXPENDITURES:					
Capital Outlay	\$-	\$-	\$-	\$-	\$-
Repair and Replacements	-	-	-	-	-
Other Current Charges	400	126	288	414	425
TOTAL EXPENDITURES	\$400	\$126	\$288	\$414	\$425
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$400	\$126	\$288	\$414	\$425
EXCESS REVENUES (EXPENDITURES)	\$175,846	\$157,558	\$23,449	\$181,007	\$199,792

Bartram Park
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Note 2015 Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2026	FY2025	Increase/(decrease)	FY 2026		FY2025		Increase/(decrease)	FY 2026		FY2025		Increase/(decrease)
							Series 2015	Series 2022	Series 2015	Series 2022	Total	Series 2015	Series 2022	Series 2015	Series 2022	Total
Hawthorn - MF	196	189	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Twinleaf - MF	302	302	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Bartram Park Office	111	111	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Verano - MF	296	296	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Greenbrier - MF	344	344	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Arrowood - MF	212	212	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Summerlin - MF	320	320	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Emerald Preserve - MF	168	168	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Carlton - MF	395	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Franklin Office	105	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Bayberry - MF	286	286	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Arium at Bartram Park	323	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Carlyle at Bartram Park	336	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Preserve Unit 1 40'	121	0	120	\$33.75	\$33.75	\$0.00	\$633.66	\$1,344.97	\$633.66	\$1,344.97	\$0.00	\$667.41	\$1,378.72	\$667.41	\$1,378.72	\$0.00
Preserve Unit 1 50'	41	0	40	\$33.75	\$33.75	\$0.00	\$633.66	\$1,681.22	\$633.66	\$1,681.22	\$0.00	\$667.41	\$1,714.97	\$667.41	\$1,714.97	\$0.00
Preserve Unit 1 50'	6	0	6	\$33.75	\$33.75	\$0.00	\$633.66	\$1,571.71	\$633.66	\$1,571.71	\$0.00	\$667.41	\$1,605.46	\$667.41	\$1,605.46	\$0.00
Preserve Unit 1 60'	45	0	45	\$33.75	\$33.75	\$0.00	\$633.66	\$2,017.46	\$633.66	\$2,017.46	\$0.00	\$667.41	\$2,051.21	\$667.41	\$2,051.21	\$0.00
Preserve Unit 1 60'	5	0	5	\$33.75	\$33.75	\$0.00	\$633.66	\$1,571.71	\$633.66	\$1,571.71	\$0.00	\$667.41	\$1,605.46	\$667.41	\$1,605.46	\$0.00
Preserve Unit 2 40'	143	0	143	\$33.75	\$33.75	\$0.00	\$633.66	\$1,365.07	\$633.66	\$1,365.07	\$0.00	\$667.41	\$1,398.82	\$667.41	\$1,398.82	\$0.00
Preserve Unit 2 50'	54	0	54	\$33.75	\$33.75	\$0.00	\$633.66	\$1,706.34	\$633.66	\$1,706.34	\$0.00	\$667.41	\$1,740.09	\$667.41	\$1,740.09	\$0.00
Preserve Unit 2 60'	21	0	21	\$33.75	\$33.75	\$0.00	\$633.66	\$2,047.60	\$633.66	\$2,047.60	\$0.00	\$667.41	\$2,081.35	\$667.41	\$2,081.35	\$0.00
Montevilla	156	0	134	\$33.75	\$33.75	\$0.00	\$633.66	\$1,656.66	\$633.66	\$1,656.66	\$0.00	\$667.41	\$1,690.41	\$667.41	\$1,690.41	\$0.00
Montevilla - Paydown	1	0	1	\$33.75	\$33.75	\$0.00	\$633.66	\$1,234.43	\$633.66	\$1,234.43	\$0.00	\$667.41	\$1,268.18	\$667.41	\$1,268.18	\$0.00
Montevilla - Paydown	3	0	3	\$33.75	\$33.75	\$0.00	\$633.66	\$785.85	\$633.66	\$785.85	\$0.00	\$667.41	\$819.60	\$667.41	\$819.60	\$0.00
Preserve Unit 3 40'	100	0	99	\$33.75	\$33.75	\$0.00	\$633.66	\$1,359.86	\$633.66	\$1,359.86	\$0.00	\$667.41	\$1,393.61	\$667.41	\$1,393.61	\$0.00
Preserve Unit 3 50'	36	0	36	\$33.75	\$33.75	\$0.00	\$633.66	\$1,699.83	\$633.66	\$1,699.83	\$0.00	\$667.41	\$1,733.58	\$667.41	\$1,733.58	\$0.00
Preserve Unit 3 '60	22	0	21	\$33.75	\$33.75	\$0.00	\$633.66	\$2,039.80	\$633.66	\$2,039.80	\$0.00	\$667.41	\$2,073.55	\$667.41	\$2,073.55	\$0.00
Total	4148	2228	728													

EIGHTH ORDER OF BUSINESS

This Instrument prepared by or under the direction of David M. Robertson, Chief Counsel District 2 Florida Department of Transportation 1109 South Marion Avenue, Mail Station 2009 Lake City, Florida 32025-5874

PARCELS	808 (Part) and 818 (Parts A and B)	PARCEL	809 (Part)
SECTION	72002-2513	SECTION	72002-2513
F.P. NO.	2092942	F.P. NO.	2092943
STATE ROAD	9B	STATE ROAD	9B
COUNTY	Duval	COUNTY	St. Johns

SECOND ADDENDUM TO PROPERTY INTEREST EXCHANGE, CONSTRUCTION, MAINTENANCE & JOINT USE AGREEMENT

This Second Addendum to Property Interest Exchange, Construction, Maintenance & Joint Use Agreement (“Second Addendum”) is made and entered into by the State of Florida Department of Transportation, 1109 South Marion Avenue, Lake City, Florida, 32025 (“Department”), and Bartram Commons Property Owners Association, Inc., a Florida not-for-profit corporation, its predecessors, successors and assigns, 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082 (collectively the “POA”), Bartram Commons, LLC, a Florida limited liability company, its predecessors, successors and assigns, 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082 (collectively the “LLC”) and Bartram Park Community Development District, its predecessors, successors and assigns, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (collectively the “CDD”). The POA and the LLC are collectively referred to as the “Applicant”).

RECITALS

A. The Department, the POA and the CDD previously executed that certain recorded Property Interest Exchange, Construction, Maintenance & Joint Use Agreement, effective October 2, 2017, recorded in Duval County Official Records Book 18856, Page 1096, and in St. Johns County Official Records Book 4755, Page 604 (“Original Agreement”), and that certain recorded First Addendum to Property Interest Exchange, Construction, Maintenance & Joint Use Agreement, effective April 24, 2019, recorded in Duval County Official Records Book 18856, Page 1187, and in St. Johns County Official Records Book 4755, Page 695 (“First Addendum”), as affected by the Release of Temporary Easement recorded in Duval County Official Records Book 20740, Page 418, and in St. Johns County Official Records Book 5794, Page 924 (“Release”); and

B. The Original Agreement, the First Addendum, the Release and this Second Addendum constitute a single agreement (collectively the “Agreement”) and

C. The purpose of this Second Addendum is (i) to add the LLC as a party to the Agreement and (ii) for the Department, the POA and the LLC to exchange certain property interests to accommodate Applicant’s reconfiguration of the Drainage System (defined in the Original Agreement); and

D. Applicant owns that certain real property located in Duval County, Florida, referred to as Parcel 818, Parts A and B, more particularly described on attached Exhibit “A” (collectively “Applicant Property”); and

E. The Department owns a permanent easement over that certain real property located in Duval County, Florida, referred to as Parcel 808 (Part), more particularly described on attached Exhibit “B”, and that certain real property located in St. Johns County, Florida, referred to as Parcel 809 (Part), more particularly described on attached Exhibit “C” (collectively “Department Property”); and

F. To accommodate reconfiguration of the Drainage System, the Department will quitclaim its interest in the Department Property to the LLC and Applicant shall convey a perpetual easement over the Applicant Property to the Department; and

G. Once conveyed to the LLC, Parcels 808 (Part) and 809 (Part) will no longer be part of the Drainage System or Easement Property (defined in the Original Agreement), and once conveyed to the Department, the perpetual easement over Parcel 818 (Parts A and B) will be part of the Drainage System and Easement Property; and

H. By its execution of this Agreement, the LLC assumes, and is jointly and severally liable for, the performance of POA’s obligations as set forth in the Agreement; and

I. All terms and provisions of the Original Agreement and First Addendum remain in full force and effect unless specifically altered by this Second Addendum; and

J. The POA, LLC and the CDD acknowledge and agree an essential nexus exists between the obligations set forth in this Second Addendum and associated legitimate Department interests and that the obligations set forth in this Second Addendum are proportional to the anticipated impacts to the Department resulting from the performance of this Second Addendum.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions contained in this Second Addendum, the parties acknowledge and agree as follows:

1. RECITALS AND EXHIBITS

The recitals set forth above and attached exhibits are specifically incorporated in and made part of this Second Addendum.

2. EFFECTIVE DATE

The date this Second Addendum becomes executed by all parties is the “Effective Date”.

3. COMPLIANCE

Applicant represents and warrants it does not use coercion for labor or services as defined in §787.06, Fla. Stat. (2024). Applicant shall execute an original of the affidavit attached to this Second Addendum as Exhibit “D” concurrent with its execution of this Second Addendum.

4. CLOSING

A. The Department will conduct a “Closing” as soon as practicable after the Effect Date of this Second Addendum. At Closing the Department shall quitclaim its interest in Parcels 808 (Part) and 809 (Part) to the LLC and Applicant shall convey a perpetual easement over Parcel 818 (Parts A and B) to the Department. The Department shall prepare the deed and easement documents in accordance with its procedures.

B. The Department valued the Applicant Property and the Department Property per applicable Department procedure and no compensation is owed to the Department based on the values of the properties.

C. At Closing, Applicant shall tender funds to the Department in the amount required to record this Second Addendum, the deed and the easement in the Official Records for Duval and St. Johns Counties, including all documentary stamps, fees and taxes, if any. Funds shall be tendered in the form of a cashier's check, money order or other non-cancellable instrument.

D. At least (30) days prior to Closing, Applicant shall provide the Department with: (i) a signed and sealed survey, survey map and legal description of the Applicant Property; and (ii) a commitment for issuance of a title insurance policy, issued by a Florida licensed title insurer, proposing to insure the Department's interests in Parcel 818 (Parts A and B), and evidencing Applicant's fee simple ownership interest in said real property free and clear of all liens, encumbrances and other interests and evidencing marketable title in Applicant. First American Title Insurance Company shall not serve as the title company and Applicant's attorney, Joel B. Giles, shall not serve as the title agent. The commitment for title insurance must be dated no more than thirty (30) days prior to the date it is delivered to the Department and shall be updated as of the date of the Closing at which time the Department shall receive a "marked down" commitment for a title policy. If evidence of title discloses any matter prohibited by this paragraph, the Closing shall be postponed for a period of time not to exceed 180 days to allow Applicant sufficient time to satisfy the requirements of this paragraph, failing which the Department is excused from further performance of this Second Addendum.

E. Applicant, at and as a condition of Closing, shall pay all costs associated with the issuance of a title insurance policy in strict conformity with the title commitment issued to the Department pursuant to applicable provisions of this Second Addendum and shall cause the policy to be delivered to the Department not more than thirty (30) days following the Closing. The face amount of the title policy shall be Four Million Six Hundred Thousand and No/100 Dollars (\$4,600,000.00).

5. NOTICE

Notice to the Department or the Applicant required by the Agreement shall be in writing and delivered to the recipient at each of the following addresses by one of the following methods: (a) hand delivery; (b) registered United States Mail, postage prepaid; (c) certified mail, postage prepaid, return receipt requested; or (d) by a nationally recognized overnight courier:

Department:

Florida Dept. of Transportation
Att. Deputy Dist. Maintenance Eng.
2198 Edison Ave., MS 2809
Jacksonville, FL 32204

Applicant:

Bartram Commons Property Owners Assoc, Inc. &
Bartram Commons LLC, Att. Thomas J. Dodson
700 Ponte Vedra Lake Boulevard
Ponte Vedra Beach, Florida 32082

6. COVENANT RUNNING WITH THE LAND

The obligations set forth in the Agreement shall run with the title to all real property comprising (i) the Drainage System and (ii) the Easement Property. All persons and

entities acquiring any right, title or interest in, or the right to occupy or utilize, said property, or any portion of said property, assume all obligations set forth in the Agreement.

7. ASSIGNMENT

The Agreement is not assignable by the Applicant or the CDD absent the Department's prior written consent executed by the District 2 Secretary.

8. VOLUNTARY EXECUTION OF SECOND ADDENDUM

This Second Addendum was negotiated fairly, at arm's length, and voluntarily executed by the parties after consulting with their respective legal counsel.

IN WITNESS WHEREOF, the parties execute this Second Addendum consisting of thirteen (13) pages.

FLORIDA DEPARTMENT OF TRANSPORTATION

By: _____

Printed Name: Greg Evans

Title: District 2 Secretary

Date: _____

Legal Review:

By: _____

Office of the General Counsel
Florida Department of Transportation

WITNESSES:

By: _____

Printed Name: _____

Address: _____

By: _____

Printed Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by Greg Evans, of the Florida Department of Transportation, who is personally known to me, or who produced _____ as identification, on behalf of the Department.

BARTRAM COMMONS PROPERTY OWNERS ASSOCIATION, INC.

WITNESSES:

By: _____

By: _____

Printed Name: ARTHUR E. LANCASTER

Printed Name: _____

Title: VICE PRESIDENT

Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

Date: _____

By: _____

Printed Name: _____

Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by ARTHUR E. LANCASTER, as Vice President of Bartram Commons Property Owners Association, Inc., who is personally known to me, or who produced _____ as identification, on behalf of Bartram Commons Property Owners Association, Inc.

BARTRAM COMMONS, LLC

By: _____

Printed Name: J. THOMAS DODSON

Title: PRESIDENT

Date: _____

WITNESSES:

By: _____

Printed Name: _____

Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

By: _____

Printed Name: _____

Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by J. THOMAS DODSON, as President of Bartram Commons, LLC., who is personally known to me, or who produced _____ as identification, on behalf of Bartram Commons, LLC.

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Printed Name: _____

Title: _____

Date: _____

WITNESSES:

By: _____

Printed Name: _____

Address: _____

By: _____

Printed Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by _____, of Bartram Park Community development District, who is personally known to me, or who produced _____ as identification, on behalf of Bartram Park Community Development District.

Exhibit "A"

Section 72002-2513

State Road No. 9B

Duval County

F.P. No. 209294-2

Parcel No. 818 PART "A"

Perpetual Easement

A Portion Of Section 32, Township 4 South, Range 28 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Said Section 32, Township 4 South, Range 28 East, Duval County, Florida; Thence South 89°57'05" East, Along The South Line Of Said Section 32, A Distance Of 2,712.81 Feet; Thence North 89°27'01" East, Along The South Line Of Said Section 32, A Distance Of 1,700.92 Feet To The Centerline Of Survey Of State Road No. 9 (1-95, A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section No. 72002-2513); Thence North 40°25'07" West, Along Said Centerline Of Survey, 2871.69 Feet; Thence South 49°34'53" West, 533.69 Feet To A Point On The Easterly Existing Limited Access Right Of Way Line Of State Road No. 9B (Per Florida Department Of Transportation Right Of Way Map, Section No. 72002-2513), And A Curve to the Left, Having A Radius Of 1,086.23; Thence Westerly, Along Said Easterly Existing Limited Access Right Of Way Line And Along Said Curve, Through An Angle Of 46°29'26", An Arc Distance Of 881.38 Feet, And A Chord Bearing And Distance Of South 71°04'22" West, 857.40 Feet To A Curve to the left, Having A Radius Of 1,312.39 Feet; Thence Southwesterly Along Said Curve, Through An Angle Of 22°04'14", An Arc Distance Of 505.54 Feet, And A Chord Bearing And Distance Of South 36°47'31" West, 502.42 Feet To The North Line Of Those Lands Described And Recorded In Official Records Book 19952, Page 1403 Of The Current Public Records Of Duval County, Florida; Thence North 87°41'34" East, Along Said Line, A Distance Of 294.24 Feet; Thence North 01°15'40" West, A Distance Of 9.74 Feet; Thence North 87°41'34" East, A Distance Of 67.73 Feet To A Curve To The Left, Having A Radius Of 60.00 Feet; Thence Northeasterly, Along Said Curve, Through An Angle Of 89°02'45", An Arc Distance Of 93.24 Feet, And A Chord Bearing And Distance Of North 43°09'58" East, 84.14 Feet; Thence North 01°21'11" West, A Distance Of 2.66 Feet To A Curve To The Right, Having A Radius Of 100.50 Feet; Thence Northerly Along Said Curve, Through An Angle Of 45°00'01", An Arc Distance Of 78.93 Feet, And A Chord Bearing And Distance Of North 21°08'49" East, 76.92 Feet; Thence North 43°38'49" East, A Distance Of 33.63 Feet To The **Point Of Beginning**; Thence Continue North 43°38'49" East, A Distance Of 22.13 Feet To A Curve To The Left, Having A Radius Of 100.50 Feet; Thence Northeasterly Along Said Curve Through An Angle Of 24°34'12", An Arc Distance Of 43.10 Feet, And A Chord Bearing And Distance Of North 55°55'55" East, 42.77 Feet; Thence North 68°13'01" East, A Distance Of 166.98 Feet To A Curve To The Right, Having A Radius Of 100.50 Feet; Thence Easterly, Along Said Curve, Through An Angle Of 20°25'48", An Arc Distance Of 35.84 Feet, And A Chord Bearing And Distance Of North 78°25'55" East, 35.65 Feet; Thence North 88°38'49" East, A Distance Of 366.01 Feet To A Curve To The Left, Having A Radius Of 49.50 Feet; Thence Easterly, Along Said Curve, Through An Angle Of 24°26'46", An Arc Distance Of 21.12 Feet, And A Chord Bearing And Distance Of North 76°25'36" East, 20.96 Feet To A Curve To The Right, Having A Radius Of 66.50 Feet; Thence Easterly Along Said Curve, Through An Angle Of 49°39'35", An Arc Distance Of 57.64 Feet, And A Chord Bearing And Distance Of North 89°02'12" East, 55.85 Feet; Thence South 78°19'32" East, A Distance Of 105.54 Feet To A Curve To The Right, Having A Radius Of 55.00 Feet; Thence Southeasterly Along Said Curve, Through An Angle Of 42°36'50", An Arc Distance Of 40.91 Feet, And A Chord Bearing And Distance Of South 57°01'00" East, 39.97 Feet To A Curve To The Left, Having A Radius Of 30.00

Feet; Thence Southeasterly, Along Said Curve, Through An Angle Of 55°38'11", An Arc Distance Of 29.13 Feet, And A Chord Bearing And Distance Of South 63°31'49" East, 28.00 Feet; Thence North 88°38'49" East, A Distance Of 466.59 Feet; Thence South 57°19'36" East, A Distance Of 47.94 Feet; Thence South 27°00'30" East, A Distance Of 29.85 Feet; Thence South 00°58'17" East, A Distance Of 58.55 Feet; Thence North 88°39'28" West, A Distance Of 1366.50 Feet To The **Point Of Beginning**.

Containing 3.281 Acre, More Or Less.

ALSO:

Parcel No. 818 PART "B"

Perpetual Easement

A Portion Of Section 32, Township 4 South, Range 28 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Section 32; Township 4 South, Range 28 East, Duval County, Florida; Thence South 89°57'05" East, Along The South Line Of Said Section 32, A Distance Of 500.00 Feet To The Baseline Of Survey of State Road 9B (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 72002-2513, F.P. No. 2092942); Thence Continue South 89°57'05" East, Along Said South Line, A Distance of 2212.81 Feet; Thence North 89°27'01" East, Along Said South Line, A Distance of 575.91 Feet To The Northerly Right Of Way Line Of Race Track Road (A Variable Width Right Of Way, As Now Established), And A Curve To The Left, Having A Radius Of 3,008.78 Feet, Thence Along Said Northerly Right Of Way Line And Said Curve, Through An Angle Of 00°40'23", An Arc Length Of 35.35 Feet, And A Chord Bearing And Distance Of North 68°38'21" West, 35.35 Feet; Thence North 21°07'20" East, A Distance of 85.48 Feet; Thence North 49°34'53" East, A Distance of 239.89 Feet, To The **Point Of Beginning**; Thence North 64°37'11" West, A Distance Of 34.29 Feet To A Curve To The Right, Having A Radius Of 80.00 Feet; Thence Northeasterly Along Said Curve, Through An Angle Of 114°26'54", An Arc Distance Of 159.80 Feet, And A Chord Bearing And Distance Of North 07°35'53" West, 134.53 Feet; Thence North 49°37'34" East, A Distance Of 166.29 Feet; Thence South 40°25'10" East, A Distance Of 104.20 Feet To A Curve To The Right, Having A Radius Of 40.00 Feet; Thence Southwesterly Along Said Curve, Through An Angle Of 90°00'03", An Arc Length Of 62.83 Feet, And A Chord Bearing And Distance Of South 04°34'52" West, 56.57 Feet; Thence South 49°34'53" West, A Distance Of 185.15 Feet To The **Point Of Beginning**.

Containing 0.765 Acres, More Or Less.

Exhibit "B"

Section 72002-2513
F.P. No. 209294-2

State Road No. 9B

Duval County

PARCEL No. 808 (PART)

TO BE QUITCLAIMED

A Portion Of Section 32, Township 4 South, Range 28 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At Southwest Corner Of Section 32, Township 4 South, Range 28 East, Duval County, Florida; Thence South 89°57'05" East, Along The South Line Of Said Section 32, A Distance Of 500.00 Feet, To The Baseline Of Survey of State Road 9B (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 72002-2513, F.P. No. 2092942); Thence Continue South 89°57'05" East, Along Said South Line, A Distance of 2212.81 Feet; Thence North 89°27'01" East, Along The South Line Of Said Section 32, A Distance Of 575.91 Feet, To The Northerly Right Of Way Line Of Race Track Road (A Variable Width Right Of Way, As Now Established), And A Curve To The Left, Having A Radius Of 3,008.78 Feet, And The **Point Of Beginning**; Thence Along Said Northerly Right Of Way Line And Said Curve, Through An Angle Of 00°40'23", An Arc Length Of 35.35 Feet, And A Chord Bearing And Distance Of North 68°38'21" West, 35.35 Feet; Thence North 21°07'20" East, A Distance Of 85.48 Feet; Thence North 49°34'53" East, A Distance Of 239.89 Feet; Thence South 64°37'11" East, A Distance Of 440.34 Feet; Thence South 24°01'15" West, A Distance Of 59.22 Feet To The South Line Of Said Section 32; Thence South 89°27'01" West, Along Said South Line, 554.28 Feet To The Northerly Right Of Way Line Of Race Track Road, And The **Point Of Beginning**.

Containing 2.099 Acres, More Or Less.

Exhibit "C"

Section 72002-2513

State Road No. 9B

St. Johns County

F.P. No. 209294-3

PARCEL NO. 809 (PART)

TO BE QUITCLAIMED

A Portion Of Section 5, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Northwest Corner Of Section 5, Township 5 South, Range 28 East, St. Johns County, Florida; Thence South $89^{\circ}57'05''$ East, Along The North Line Of Said Section 5, A Distance Of 500.00 Feet, To The Baseline Of Survey of State Road 9B (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 72002-2513, F.P. No. 2092942); Thence Continue South $89^{\circ}57'05''$ East, Along Said North Line, A Distance of 2212.81 Feet; Thence North $89^{\circ}27'01''$ East, Along Said North Line, A Distance Of 575.91 Feet To The Northerly Right Of Way Line Of Race Track Road (A Variable Width Right Of Way, As Now Established), And The **Point Of Beginning**; Thence Continue North $89^{\circ}27'01''$ East, Along Said North Line, A Distance Of 554.28 Feet; Thence South $24^{\circ}01'15''$ West, A Distance Of 234.65 Feet To Said Northerly Right of Way Line, And A Curve To The Right, Having A Radius Of 1,742.86 Feet; Thence Along Said Right Of Way Line And Said Curve, Through An Angle Of $03^{\circ}48'41''$, An Arc Distance Of 115.94 Feet, And A Chord Bearing And Distance Of North $66^{\circ}03'04''$ West, 115.92 Feet; Thence North $64^{\circ}08'43''$ West, Along Said Northerly Right Of Way Line, A Distance Of 169.99 Feet, To A Curve To The Left, Having A Radius Of 3,008.78 Feet; Thence Along Said Northerly Right Of Way Line And Said Curve, Through An Angle Of $04^{\circ}09'27''$, An Arc Length Of 218.32 Feet, And A Chord Bearing And Distance Of North $66^{\circ}13'26''$ West, 218.27 Feet To The **Point Of Beginning**;

Containing 1.345 Acres, More Or Less.

EXHIBIT "D"

375-030-31
PROCUREMENT
07/24

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AFFIDAVIT REGARDING LABOR AND SERVICES

Effective July 1, 2024, pursuant to §787.06(13), Florida Statutes, when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services.

Nongovernmental Entity's Name: Bartram Commons Property Owners Association, Inc.
Address: 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082
Phone Number: _____
Authorized Representative's Name: _____
Authorized Representative's Title: _____
Email Address: _____

AFFIDAVIT

I, _____, as authorized representative attest that Bartram Commons Property Owners Association, Inc., does not use coercion for labor or services as defined in §787.06, Florida Statutes.

Under penalty of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

(Signature of Authorized Representative) Date _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, of Bartram Commons Property Owners Association, Inc., who is personally known to me, or who produced _____ as identification, on behalf of Bartram Commons Property Owners Association, Inc.

EXHIBIT "D"

375-030-31
PROCUREMENT
07/24

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
AFFIDAVIT REGARDING LABOR AND SERVICES

Effective July 1, 2024, pursuant to §787.06(13), Florida Statutes, when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services.

Nongovernmental Entity's Name: Bartram Commons, LLC
Address: 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082
Phone Number: _____
Authorized Representative's Name: _____
Authorized Representative's Title: _____
Email Address: _____

AFFIDAVIT

I, _____, as authorized representative attest that Bartram Commons, LLC, does not use coercion for labor or services as defined in §787.06, Florida Statutes.

Under penalty of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

(Signature of Authorized Representative) Date _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, of Bartram Commons, LLC, who is personally known to me, or who produced _____ as identification, on behalf of Bartram Commons, LLC.

THIRTEENTH ORDER OF BUSINESS

A.

Bartram Park
Community Development District

Unaudited Financial Reporting
March 31, 2025



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Bartram Park
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 187,642	\$ -	\$ 14,952	\$ 202,594
Due from General Fund-2015	-	9,238	-	9,238
Due from General Fund-2022	-	7,403	-	7,403
Investments:				
State Board of Administration (SBA)	84,726	-	142,606	227,331
Custody US Bank Account	55,791	-	-	55,791
Series 2015A1				
Reserve	-	509,025	-	509,025
Revenue	-	488,941	-	488,941
Interest	-	-	-	-
Sinking	-	645,000	-	645,000
Excess Revenue	-	-	-	-
Prepayment	-	10,000	-	10,000
Series 2015A2				
Reserve	-	128,125	-	128,125
Interest	-	-	-	-
Sinking	-	150,000	-	150,000
Series 2022				
Reserve	-	52,103	-	52,103
Revenue	-	374,108	-	374,108
Interest	-	290	-	290
Prepayment	-	5,000	-	5,000
Sinking	-	735,000	-	735,000
Prepaid Expenses	1,667	-	-	1,667
Total Assets	\$ 329,825	\$ 3,114,233	\$ 157,558	\$ 3,601,616
Liabilities:				
Accounts Payable	\$ 20,641	\$ -	\$ -	\$ 20,641
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Debt Service - Series 2015	-	-	-	-
Due to Debt Service - Series 2022	-	-	-	-
Total Liabilities	\$ 20,641	\$ -	\$ -	\$ 20,641
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,667	\$ -	\$ -	\$ 1,667
Restricted for:				
Debt Service	-	3,114,233	-	3,114,233
Assigned for:				
Capital Reserve Fund	-	-	157,558	157,558
Unassigned	307,518	-	-	307,518
Total Fund Balances	\$ 309,184	\$ 3,114,233	\$ 157,558	\$ 3,580,975
Total Liabilities & Fund Balance	\$ 329,825	\$ 3,114,233	\$ 157,558	\$ 3,601,616

Bartram Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 129,495	\$ 126,629	\$ 126,629	\$ -
Interest	6,500	3,250	3,198	(52)
Total Revenues	\$ 135,995	\$ 129,879	\$ 129,827	\$ (52)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 2,200	\$ (200)
PR-FICA	306	153	168	(15)
Engineering	8,500	4,250	-	4,250
Attorney	15,000	7,500	379	7,121
Annual Audit	3,700	-	-	-
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	1,200	1,200	1,200	-
Trustee Fees	10,000	8,950	8,950	-
Management Fees	50,562	25,281	25,281	-
Information Technology	1,723	861	861	-
Website Maintenance	1,113	557	557	-
Telephone	191	96	5	91
Postage & Delivery	400	200	133	67
Insurance General Liability/Public Officials	8,279	8,279	7,826	453
Printing & Binding	1,000	500	28	472
Legal Advertising	800	400	523	(123)
Other Current Charges	500	250	350	(100)
Office Supplies	100	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserves-Transfer out	20,497	-	-	-
Total General & Administrative	\$ 135,995	\$ 68,651	\$ 56,587	\$ 12,065
Total Expenditures	\$ 135,995	\$ 68,651	\$ 56,587	\$ 12,065
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 61,227	\$ 73,240	\$ 12,013
Net Change in Fund Balance	\$ -	\$ 61,227	\$ 73,240	\$ 12,013
Fund Balance - Beginning	\$ -		\$ 235,944	
Fund Balance - Ending	\$ -		\$ 309,184	

Bartram Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 19,702	\$ 102,104	\$ 2,694	\$ 1,213	\$ 916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,629
Interest	580	553	539	530	492	504	-	-	-	-	-	-	3,198
Total Revenues	\$ 580	\$ 20,255	\$ 102,642	\$ 3,224	\$ 1,705	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,827
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 400	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
PR-FICA	61	31	-	-	77	-	-	-	-	-	-	-	168
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	169	210	-	-	-	-	-	-	-	-	-	-	379
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	-	1,200	-	-	-	-	-	-	-	-	1,200
Trustee Fees	6,617	-	-	-	-	2,333	-	-	-	-	-	-	8,950
Management Fees	4,214	4,214	4,214	4,214	4,214	4,214	-	-	-	-	-	-	25,281
Information Technology	144	144	144	144	144	144	-	-	-	-	-	-	861
Website Maintenance	93	93	93	93	93	93	-	-	-	-	-	-	557
Telephone	-	-	5	-	-	-	-	-	-	-	-	-	5
Postage & Delivery	1	27	1	49	27	28	-	-	-	-	-	-	133
Insurance General Liability/Public Officials	7,826	-	-	-	-	-	-	-	-	-	-	-	7,826
Printing & Binding	-	1	-	0	12	15	-	-	-	-	-	-	28
Legal Advertising	80	-	-	443	-	-	-	-	-	-	-	-	523
Other Current Charges	-	-	-	350	-	-	-	-	-	-	-	-	350
Office Supplies	0	0	0	-	0	0	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserves-Transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 28,128	\$ 5,118	\$ 4,456	\$ 6,493	\$ 5,566	\$ 6,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,587
Total Expenditures	\$ 28,128	\$ 5,118	\$ 4,456	\$ 6,493	\$ 5,566	\$ 6,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,587
Excess (Deficiency) of Revenues over Expenditures	\$ (27,548)	\$ 15,137	\$ 98,186	\$ (3,268)	\$ (3,861)	\$ (5,406)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,240

Bartram Park
Community Development District
Debt Service Fund Series 2015 A1&A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,305,910	\$ 1,277,000	\$ 1,277,000	\$ -
Interest Income	30,000	15,000	27,983	12,983
Total Revenues	\$ 1,335,910	\$ 1,292,000	\$ 1,304,984	\$ 12,983
Expenditures:				
Series 2015A-1				
Interest - 11/1	\$ 195,956	\$ 195,956	\$ 195,956	\$ -
Interest - 2/1	-	-	709	(709)
Prepayment - 2/1	-	-	65,000	(65,000)
Interest - 5/1	195,956	-	-	-
Principal - 5/1	645,000	-	-	-
Series 2015A-2				
Interest 11/1	\$ 53,988	\$ 53,988	\$ 53,988	\$ -
Interest - 2/1	-	-	244	(244)
Prepayment - 2/1	-	-	20,000	(20,000)
Interest - 5/1	53,988	-	-	-
Principal - 5/1	155,000	-	-	-
Total Expenditures	\$ 1,299,888	\$ 249,944	\$ 335,897	\$ (85,953)
Excess (Deficiency) of Revenues over Expenditures	\$ 36,022	\$ 1,042,057	\$ 969,087	\$ (72,970)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 36,022	\$ 1,042,057	\$ 969,087	\$ (72,970)
Fund Balance - Beginning	\$ 321,702		\$ 971,242	
Fund Balance - Ending	\$ 357,724		\$ 1,940,329	

Bartram Park
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,042,770	\$ 1,023,293	\$ 1,023,293	\$ -
Interest Income	14,000	7,000	12,295	5,295
Total Revenues	\$ 1,056,770	\$ 1,030,293	\$ 1,035,588	\$ 5,295
Expenditures:				
Interest - 11/1	\$ 158,340	\$ 158,340	\$ 158,340	\$ -
Interest - 5/1	158,340	-	-	-
Principal - 5/1	735,000	-	-	-
Total Expenditures	\$ 1,051,680	\$ 158,340	\$ 158,340	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,090	\$ 871,953	\$ 877,248	\$ 5,295
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,090	\$ 871,953	\$ 877,248	\$ 5,295
Fund Balance - Beginning	\$ 244,379		\$ 296,656	
Fund Balance - Ending	\$ 249,469		\$ 1,173,904	

Bartram Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 20,497	\$ -	\$ -	\$ -
Interest	1,200	600	3,112	2,512
Total Revenues	\$ 21,697	\$ 600	\$ 3,112	\$ 2,512
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	-	-	-
Other Service Charges	400	200	126	74
Total Expenditures	\$ 400	\$ 200	\$ 126	\$ 74
Excess (Deficiency) of Revenues over Expenditures	\$ 21,297	\$ 400	\$ 2,987	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,297		\$ 2,987	
Fund Balance - Beginning	\$ 154,549		\$ 154,571	
Fund Balance - Ending	\$ 175,846		\$ 157,558	

Bartram Park
Community Development District
Long Term Debt Report

Series 2015-A1 Refunding Bonds	
Interest Rate:	1.0%-4.65%
Maturity Date:	5/1/2035
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$512,916
Reserve Fund Balance	\$509,025
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)
Less: May 1, 2024	(\$620,000)
Less: May 1, 2024 (Prepayment)	(\$55,000)
Less: February 1, 2025 (Prepayment)	(\$65,000)
Current Bonds Outstanding	\$8,840,000

Series 2015-A2 Refunding Bonds	
Interest Rate:	4.0%-5%
Maturity Date:	5/1/2035
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$129,744
Reserve Fund Balance	\$128,125
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)
Less: May 1, 2024	(\$150,000)
Less: May 1, 2024 (Prepayment)	(\$15,000)
Less: February 1, 2025 (Prepayment)	(\$20,000)
Current Bonds Outstanding	\$2,155,000

Series 2022 Revenue Refunding Note	
Interest Rate:	2.80%
Maturity Date:	5/1/2037
Reserve Fund Definition	5% of Maximum Annual Debt Service
Reserve Fund Requirement	\$52,103
Reserve Fund Balance	\$52,103
Bonds outstanding - 3/15/22	\$12,730,000
Less: November 1, 2022	(\$5,000)
Less: May 1, 2023	(\$695,000)
Less: November 1, 2023	(\$5,000)
Less: May 1, 2024	(\$715,000)
Current Bonds Outstanding	\$11,310,000
Total Bonds Outstanding	\$22,305,000

B.

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025 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 2015/2022									
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	11/6/2024	11,321.23	2,700.17	2,649.06	1,808.97	1,913.79	9,071.99	1,122.62	21,515.84
2	11/15/2024	71,885.09	17,144.93	16,820.45	11,486.20	12,151.76	57,603.35	7,128.20	136,616.64
3	11/21/2024	50,644.77	12,079.02	11,850.41	8,092.30	8,561.21	40,582.94	5,021.99	96,249.70
4	11/29/2024	64,836.19	15,463.74	15,171.07	10,359.89	10,960.19	51,954.89	6,429.22	123,220.31
5	12/5/2024	84,292.38	20,104.13	19,723.65	13,468.71	14,249.15	67,545.64	8,358.52	160,196.54
6	12/10/2024	929,730.58	221,745.16	217,548.44	148,557.56	157,165.66	745,016.81	92,193.05	1,766,940.44
7	12/19/2024	15,654.83	3,733.75	3,663.09	2,501.42	2,646.36	12,544.62	1,552.35	29,751.80
8	01/7/2025	21,385.14	5,100.46	5,003.93	3,417.04	3,615.04	17,136.46	2,120.57	40,642.17
9	01/21/2025	5,782.37	1,379.12	1,353.02	923.94	977.48	4,633.56	573.39	10,989.32
10	02/6/2025	9,805.38	2,338.63	2,294.37	1,566.76	1,657.54	7,857.30	972.31	18,635.00
11	02/21/2025	2,424.26	578.20	567.26	387.36	409.81	1,942.62	240.39	4,607.28
12	03/6/2025	3,533.74	842.81	826.86	564.64	597.36	2,831.68	350.41	6,715.83
13	03/19/2025	5,704.49	1,360.55	1,334.80	911.50	964.31	4,571.15	565.66	10,841.31
14	04/3/2025	10,689.23	2,549.43	2,501.18	1,707.98	1,806.95	8,565.55	1,059.95	20,314.73
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		1,287,689.69	307,120.11	301,307.59	205,754.27	217,676.61	1,031,858.58	127,688.65	2,447,236.91
BALANCE DUE TAX ROLL		18,220.20	4,345.60	4,263.36	2,911.33	3,080.02	14,600.31	1,806.73	34,627.25
PERCENT COLLECTED TAX ROLL		99%	99%	99%	99%	99%	99%	99%	99%

C.

Bartram Park
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Total</i>
General Fund				
	1/1/2025 - 1/31/2025	1372-1378	\$73,232.15	
	2/1/2025 - 2/28/2025	1379-1382	15,266.19	
	3/1/2025 - 3/31/2025	1383-1385	26,522.00	
Total General Fund				\$115,020.34
TOTAL				\$115,020.34

* Fedex Invoices available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00012	1/01/25	273	202501	310-51300-34000		JAN MANAGEMENT FEES	*	4,213.50		
1/01/25		273		202501	310-51300-35110		JAN WEBSITE ADMIN	*	92.75		
1/01/25		273		202501	310-51300-35100		JAN INFORMATION TECH	*	143.58		
1/01/25		273		202501	310-51300-42000		POSTAGE	*	49.32		
1/01/25		273		202501	310-51300-42500		COPIES	*	.45		
GOVERNMENTAL MANAGEMENT SERVICES										4,499.60	001372
1/13/25	00067	1/09/25	25-00132	202501	310-51300-48000		NOTICE OF MEETING-1/22/25	*	82.50		
JACKSONVILLE DAILY RECORD										82.50	001373
1/22/25	00030	1/08/25	26717	202501	310-51300-31200		SE2022 FYE 6/30/24-2YR	*	1,200.00		
GRAU AND ASSOCIATES										1,200.00	001374
1/22/25	00073	1/14/25	3512126.	202410	310-51300-31500		OCT GENERAL COUNSEL	*	169.00		
1/14/25		3512126.		202411	310-51300-31500		NOV GENERAL COUNSEL	*	210.00		
KUTAK ROCK LLP										379.00	001375
1/22/25	00057	1/21/25	01212025	202501	300-20700-10500		DUVAL TAX DIST 7	*	15,654.83		
1/21/25		01212025		202501	300-20700-10500		DUVAL TAX DIST 8	*	21,385.14		
THE BANK OF NEW YORK MELLON, N.A.										37,039.97	001376
1/22/25	00074	1/21/25	01212025	202501	300-20700-11000		DUVAL TAX DIST 7	*	12,544.62		
1/21/25		01212025		202501	300-20700-11000		DUVAL TAX DIST 8	*	17,136.46		
THE BANK OF NEW YORK MELLON NA										29,681.08	001377
1/28/25	00062	1/22/25	14	202501	310-51300-49000		AMRT SE2015A-1 PRE \$65K	*	250.00		
1/22/25		14		202501	310-51300-49000		AMRT SE2015A-2 PRE \$20K	*	100.00		
DISCLOSURE SERVICES, LLC										350.00	001378
2/11/25	00075	1/29/25	00069319	202501	310-51300-48000		NTC OF MEETING - 2/5/25	*	360.68		
GANNETT MEDIA CORP										360.68	001379
BPAR BARTRAM PARK BPEREGRINO											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00012	2/01/25	274	202502	310	51300	34000		FEB MANAGEMENT FEES	*	4,213.50		
		2/01/25	274	202502	310	51300	35110		FEB WEBSITE ADMIN	*	92.75		
		2/01/25	274	202502	310	51300	35100		FEB INFORMATION TECH	*	143.58		
		2/01/25	274	202502	310	51300	51000		OFFICE SUPPLIES	*	.12		
		2/01/25	274	202502	310	51300	42000		POSTAGE	*	27.18		
		2/01/25	274	202502	310	51300	42500		COPIES	*	12.45		
GOVERNMENTAL MANAGEMENT SERVICES											4,489.58	001380	
2/11/25	00057	2/10/25	02102025	202502	300	20700	10500		DUVAL TAX DIST 9	*	5,782.37		
THE BANK OF NEW YORK MELLON, N.A.											5,782.37	001381	
2/11/25	00074	2/10/25	02102025	202502	300	20700	11000		DUVAL TAX DIST 9	*	4,633.56		
THE BANK OF NEW YORK MELLON NA											4,633.56	001382	
3/11/25	00012	3/01/25	275	202503	310	51300	34000		MAR MANAGEMENT FEES	*	4,213.50		
		3/01/25	275	202503	310	51300	35110		MAR WEBSITE ADMIN	*	92.75		
		3/01/25	275	202503	310	51300	35100		MAR INFORMATION TECH	*	143.58		
		3/01/25	275	202503	310	51300	51000		OFFICE SUPPLIES	*	.18		
		3/01/25	275	202503	310	51300	42000		POSTAGE	*	27.72		
		3/01/25	275	202503	310	51300	42500		COPIES	*	14.70		
GOVERNMENTAL MANAGEMENT SERVICES											4,492.43	001383	
3/11/25	00057	3/11/25	03112025	202503	300	20700	10500		2/6 DUVAL TAX DIST 10	*	9,805.39		
		3/11/25	03112025	202503	300	20700	10500		2/21 DUVAL TAX DIST 11	*	2,424.26		
THE BANK OF NEW YORK MELLON, N.A.											12,229.65	001384	
3/11/25	00074	3/11/25	03112025	202503	300	20700	11000		2/6 DUVAL TAX DIST 10	*	7,857.30		
		3/11/25	03112025	202503	300	20700	11000		2/21 DUVAL TAX DIST 11	*	1,942.62		
THE BANK OF NEW YORK MELLON NA											9,799.92	001385	
TOTAL FOR BANK A											115,020.34		

BPAR BARTRAM PARK BPEREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						115,020.34	

BPAR BARTRAM PARK BPEREGRINO

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

Invoice

Invoice #: 273
Invoice Date: 1/1/25
Due Date: 1/1/25
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 -January 2025		4,213.50	4,213.50
Website Administration -January 2025		92.75	92.75
Information Technology - January 2025		143.58	143.58
Postage		49.32	49.32
Copies		0.45	0.45

RECEIVED
By Tara Lee at 9:58 am, Jan 06, 2025

Total	\$4,499.60
Payments/Credits	\$0.00
Balance Due	\$4,499.60

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

January 9, 2025

INVOICE

Date

Attn: Sarah Sweeting
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # <u>25-00132D</u>	PO/File # _____	\$82.50
Notice of Meeting		Payment Due
_____		\$82.50
Bartram Park Community Development District		Publication Fee
_____		Amount Paid
Case Number _____		
Publication Dates <u>1/9</u>		
County <u>Duval</u>		

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 25-00132D on your check or remittance advice.

Payment is due before the Proof of Publication is released.

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

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

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

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

**NOTICE OF MEETING
BARTRAM PARK
COMMUNITY
DEVELOPMENT DISTRICT**
The regular meeting of the Board of Supervisors of the Bartram Park Community Development District will be held on **Wednesday, January 22, 2025 at 11:00 a.m.** at England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
Jan. 9 00 (25-00132D)

Grau and Associates

1001 W. Yamato Road, Suite 301
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. 26717
Date 01/08/2025

SERVICE**AMOUNT**

Project: Arbitrage - Series 2022 FYE 6/30/2024 -2yr
Arbitrage Services

\$ 1,200.00

Subtotal: 1,200.00

Total 1,200.00

Current Amount Due \$ 1,200.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

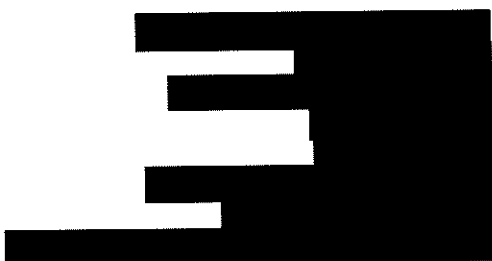
January 14, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

Invoice No. 3512126
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

10/14/24	K. Jusevitch	0.20	29.00	Review annual agency invoice
10/23/24	W. Haber	0.40	140.00	Prepare for and participate in Board meeting
11/04/24	W. Haber	0.40	140.00	Prepare agreement for engineering services
11/18/24	W. Haber	0.20	70.00	Review minutes and correspondence regarding same

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$379.00

TOTAL CURRENT AMOUNT DUE \$379.00

Bartram Park CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
January 21, 2025	\$37,039.97	Bernadette Peregrino

Payable to:

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

Date Check Needed:	Budget Category:
1/21/25	001.300.20700.10500

Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
12/19/24	\$15,654.83	Duval Tax Dist 7
1/7/25	\$21,385.14	Duval Tax Dist 8
	\$37,039.97	
<i>(Attach supporting documentation for request.)</i>		

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025 Summary of Assessment Receipts

ASSESSED	UNITS	SERIES 2005-7 2015 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	1,046,456.89	129,495.38	2,481,864.16

SUMMARY TAX ROLL COLLECTIONS - SERIES 2015/2022										
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	11/6/2024	11,321.23	2,700.17	2,649.06	1,808.97	1,913.79	9,071.99	1,122.62	21,515.84	
2	11/15/2024	71,885.09	17,144.93	16,820.45	11,486.20	12,151.76	57,603.35	7,128.20	136,616.64	
3	11/21/2024	50,644.77	12,079.02	11,850.41	8,092.30	8,561.21	40,582.94	5,021.99	96,249.70	
4	11/29/2024	64,836.19	15,463.74	15,171.07	10,359.89	10,980.19	51,954.89	6,429.22	123,220.31	
5	12/5/2024	84,292.38	20,104.13	19,723.65	13,468.71	14,249.15	67,545.64	8,358.52	160,198.54	
6	12/10/2024	929,730.58	221,745.16	217,548.44	148,557.56	157,165.66	745,016.81	92,193.05	1,786,940.44	
7	12/19/2024	15,654.83	3,733.75	3,663.09	2,501.42	2,646.36	12,544.82	1,552.35	29,751.80	
8	01/7/2025	21,385.14	5,100.46	5,003.93	3,417.04	3,615.04	17,136.46	2,120.57	40,642.17	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		1,249,750.21	298,071.36	292,430.10	199,692.09	211,263.16	1,001,456.70	123,926.53	2,375,133.44	
BALANCE DUE TAX ROLL		56,159.68	13,394.35	13,140.85	8,973.51	9,493.47	45,002.19	5,568.85	106,730.72	
PERCENT COLLECTED TAX ROLL		96%	96%	96%	96%	98%	96%	96%	96%	

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
1/22/2025	14

Bill To
Bartram Park CDD c/o GMS, LLC

Terms	Due Date
Net 30	2/21/2025

Description	Amount
Amortization Schedule Series 2015A-1 2-1-25 Prepay \$65,000	250.00
Amortization Schedule Series 2015A-2 2-1-25 Prepay \$20,000	100.00

RECEIVED
By Tara Lee at 4:04 pm, Jan 23, 2025

Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



ACCOUNT NAME Bartram Park CDD		ACCOUNT # 1509309	PAGE # 1 of 1
INVOICE # 0006931995	BILLING PERIOD Jan 1- Jan 31, 2025	PAYMENT DUE DATE FEBRUARY 28, 2025	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$360.68	

BILLING ACCOUNT NAME AND ADDRESS

Bartram Park CDD
475 W Town PL # 114
St Augustine, FL 32092-3649

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
1/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/29/25	10977021	JKL Florida Times-Union	2/5/25 Meeting		\$360.68

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$360.68
Service Fee 3.99%	\$14.39
*Cash/Check/ACH Discount	-\$14.39
*Payment Amount by Cash/Check/ACH	\$360.68
Payment Amount by Credit Card	\$375.07

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bartram Park CDD		ACCOUNT NUMBER 1509309		INVOICE NUMBER 0006931995		AMOUNT PAID
CURRENT DUE \$360.68	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$360.68
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$375.07
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001509309000000000000069319950003606867178

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Bartram Park CDD
475 W Town PL # 114
St Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

01/29/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/29/2025

Keegan Chover
Legal Clerk

Mariah Verhagen
Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$360.68
Tax Amount: \$0.00
Payment Cost: \$360.68
Order No: 10977021 # of Copies:
Customer No: 1509309 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Park Community Development District will be held on Wednesday, February 5, 2025 at 11:00 a.m. at England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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James Oliver
District Manager
1/29/2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 274
Invoice Date: 2/1/25
Due Date: 2/1/25
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 - February 2025		4,213.50	4,213.50
Website Administration - February 2025		92.75	92.75
Information Technology - February 2025		143.58	143.58
Office Supplies		0.12	0.12
Postage		27.18	27.18
Copies		12.45	12.45

Total \$4,489.58

Payments/Credits \$0.00

Balance Due \$4,489.58

RECEIVED
By Tara Lee at 12:07 pm, Feb 06, 2025

Bartram Park CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
February 10, 2025	\$5,782.37	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

2/10/25	001.300.20700.10500
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Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
1/21/25	\$5,782.37	Duval Tax Dist 9
	\$5,782.37	
<i>(Attach supporting documentation for request.)</i>		

Bartram Park CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
February 10, 2025	\$4,633.56	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

2/10/25	001.300.20700.11000
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Intended Use of Funds Requested:

DUVAL COUNTY TAXES			
1/21/25	\$4,633.56	Duval Tax Dist 9	
		<u>\$4,633.56</u>	
<i>(Attach supporting documentation for request.)</i>			

Governmental Management Services, LLC

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

Invoice

Invoice #: 275
Invoice Date: 3/1/25
Due Date: 3/1/25
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 - March 2025		4,213.50	4,213.50
Website Administration - March 2025		92.75	92.75
Information Technology - March 2025		143.58	143.58
Office Supplies		0.18	0.18
Postage		27.72	27.72
Copies		14.70	14.70

Total \$4,492.43

Payments/Credits \$0.00

Balance Due \$4,492.43

RECEIVED

By Tara Lee at 1:19 pm, Mar 05, 2025

Bartram Park CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
March 11, 2025	\$12,229.65	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

3/11/25	001.300.20700.10500
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Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
2/6/25	\$9,805.39	Duval Tax Dist 10
2/21/25	\$2,424.26	Duval Tax Dist 11
	<u>\$12,229.65</u>	
<i>(Attach supporting documentation for request.)</i>		

Bartram Park CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
March 11, 2025	\$9,799.92	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

3/11/25	001.300.20700.11000
---------	---------------------

Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
2/6/25	\$7,857.30	Duval Tax Dist 10
2/21/25	\$1,942.62	Duval Tax Dist 11
	<u>\$9,799.92</u>	

(Attach supporting documentation for request.)