

BARTRAM PARK

Community Development District

October 22, 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

October 15, 2025

Board of Supervisors
Bartram Park Community Development District

Dear Board Members:

The Board Meeting of the Bartram Park Community Development District is scheduled for **Wednesday, October 22, 2025, 2025 at 11:00 a.m.** at the Hampton Inn & Suites Jacksonville South - Bartram Park, 13950 Village Lake Cir, Jacksonville, Florida 32258.

Following is the advance agenda for this meeting:

Audit Committee Meeting

- I. Roll Call
- II. Ratification of Audit RFP Criteria
- III. Review and Ranking of Proposals Received in Response to the RFP
- IV. Other Business
- V. Adjournment

Regular Meeting

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the July 23, 2025 Meeting
- IV. Acceptance of Audit Committee's Recommendation and Approval of Audit Criteria
- V. Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2025
- VI. Other Business

VII. Staff Reports

A. Attorney

B. Engineer

C. Manager

1. Ratification of Fiscal year 2026 Goals & Objectives

2. Review of Fiscal Year 2025 Goals & Objectives

VIII. Audience Comments

IX. Supervisor's Requests

X. Financial Reports

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

B. Assessment Receipt Schedules

C. Approval of Check Register

XI. Next Scheduled Meeting – Wednesday, January 28, 2026 at 11:00 a.m.

XII. Adjournment

SECOND ORDER OF BUSINESS

- 1. Ability of Personnel. (20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)
- 2. Proposer's Experience. (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)
- 3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.
- 4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.
- 5. Price. (20 Points)*****

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.
- Total (100 Points)**

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

THIRD ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: September 4, 2025
12:00PM

Submitted to:

Bartram Park
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

Page

EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

September 4, 2025

Bartram Park Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Bartram Park Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

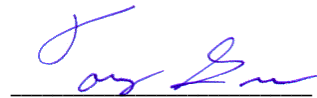
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



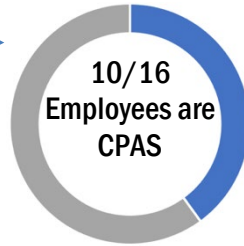
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

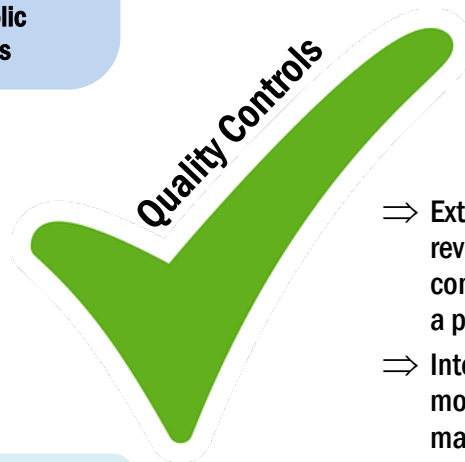
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

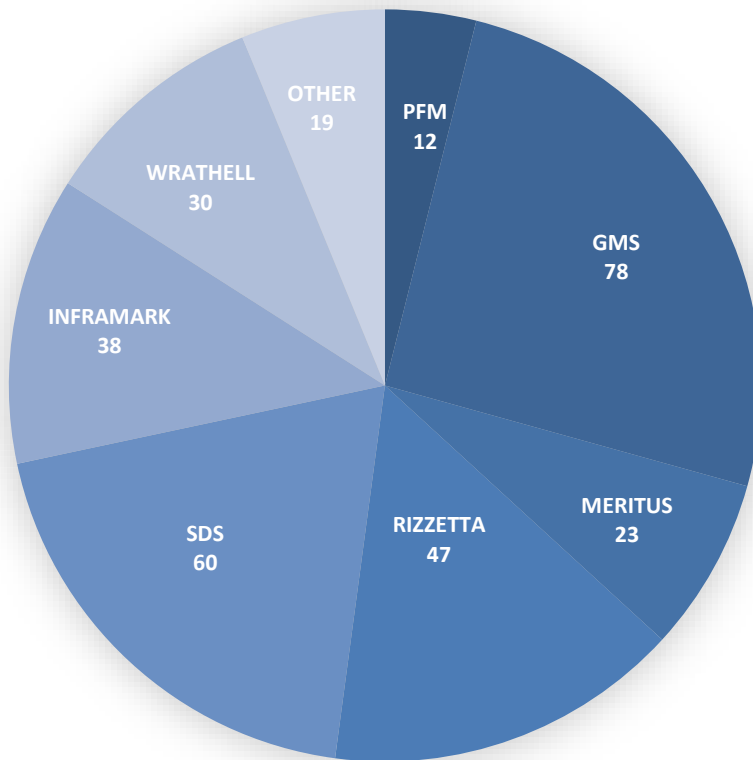
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner

Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

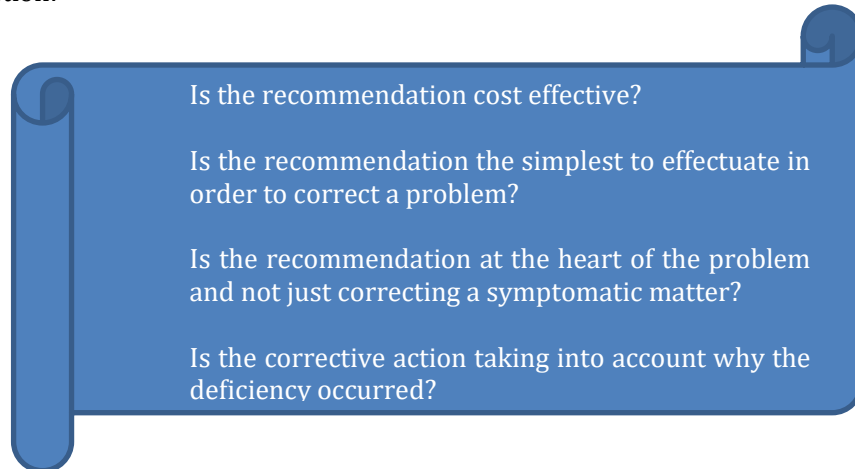
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$3,600
2026	\$3,700
2027	\$3,800
2028	\$3,900
2029	<u>\$4,000</u>
TOTAL (2025-2029)	<u>\$19,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Bartram Park Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Park Community Development District was held on Wednesday, July 23, 2025 at 11:00 a.m. at the Hampton Inn & Suites Jacksonville South – Bartram Park, 13950 Village Lake Cir, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
David Landing	District Engineer
Matt Biagetti	GMS
Andrew Mansen	Alliant Engineering

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 23, 2025 Meeting

Mr. Oliver presented the minutes of the April 23, 2025 meeting and asked for any questions, comments or revisions. Mr. Griffith noted in the 12th order of business it should be my

name instead of Larry Lokey's name. Mr. Oliver noted that they would incorporate that change into the minutes.

On MOTION by Mr. Griffith, seconded by Mr. Lakey, with all in favor, the Minutes of the April 23, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Resetting Public Hearing Location**

Mr. Oliver noted that they had originally set the meeting location at Bartram Springs but that meeting location was unavailable. We selected this site so we just need a motion to approve that resolution.

On MOTION by Mr. Griffith, seconded by Ms. Learn, with all in favor, Resolution 2025-03, Resetting Public Hearing Location, was approved.

FIFTH ORDER OF BUSINESS

**Public Hearing Adopting the Budget for
Fiscal Year 2026**

Mr. Oliver provided an overview of the Fiscal Year 2026 budget and noted that there was no increase in the budget. The assessments are staying the same and the O&M assessment for the units remain at the same cost.

Mr. Oliver asked for a motion to open the public hearing.

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

Mr. Oliver asked for a motion to close the public hearing.

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

A. Consideration of Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Ms. Buchanan noted that this resolution will finalize the budget for Fiscal Year 2026. This resolution adopts the budget that Mr. Oliver reviewed and authorizes District staff to incorporate that into the District's official records. Ms. Buchanan noted the resolution includes a provision that allows for line-item amendments up to \$15,000 or 15% of a line item without coming back to the Board. If they exceed that amount they'll adopt an amended budget at the end of the fiscal year to true up the numbers.

On MOTION by Mr. Griffith, seconded by Ms. Learn, with all in favor, Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

B. Consideration of Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Ms. Buchanan stated this resolution sets in place the assessment lien necessary to provide the revenues for the budget the Board just adopted. It also specifies the method of collection and allows for the District Manager to provide the assessment rolls for the tax collector.

On MOTION by Mr. Griffith, seconded by Mr. Lokey, with all in favor, Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan had nothing to additional to report to the Board.

B. Engineer

Mr. Landing and Mr. Mansen with Alliant Engineering introduced themselves to the Board.

C. Manager

1. Report on the Number of Registered Voters (5,779)

Mr. Oliver stated that they have a letter from the Supervisor of Elections for Duval County showing that they have 5,779 registered voters living in the District.

2. Form 1 Filing and Annual Ethics Training

Mr. Oliver reminded the Board to file their Form 1 documents by the July 1, 2025 deadline and to complete the required four hours of ethics training.

3. Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Oliver reviewed the proposed Fiscal Year 2026 meeting schedule. He noted that they will meet quarterly on the 4th Wednesday. They will meet in October, January, April, and July.

On MOTION by Mr. Griffith, seconded by Ms. Learn, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Audience Comments

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

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Griffith asked staff if they had any knowledge about what is going in on the corner of Bartram and Racetrac intersection. He asked staff to find out what was being built there.

Mr. Brown stated that he loved the Hampton Inn for the meeting location.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2025

Mr. Oliver presented the financials through June 30th. He noted that it looks like they will end the year with a positive variance of \$15,000.

B. Assessment Receipt Schedules

Mr. Oliver noted the District is 100% collected.

C. Approval of Check Register

Mr. Oliver presented the check register totaling \$59,937.19 for the months of April, May, and June. He asked for any questions, comments, or concerns. Hearing no questions, he asked for a motion to approve.

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

ELEVENTH ORDER OF BUSINESS

Next Regular Scheduled Meeting – To Be Determined

Mr. Oliver stated the next regular scheduled meeting will be October 22, 2025 at 11:00 a.m. at the Hampton Inn & Suites, Jacksonville South – Bartram Park.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

- 1. Ability of Personnel. (20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)
- 2. Proposer's Experience. (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)
- 3. Understanding of Scope of Work. (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.
- 4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.
- 5. Price. (20 Points)*****

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.
- Total (100 Points)**

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

FIFTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: September 4, 2025
12:00PM

Submitted to:

Bartram Park
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

Page

EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

September 4, 2025

Bartram Park Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Bartram Park Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



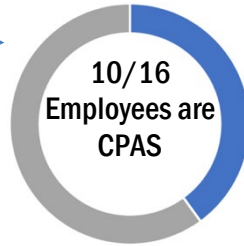
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

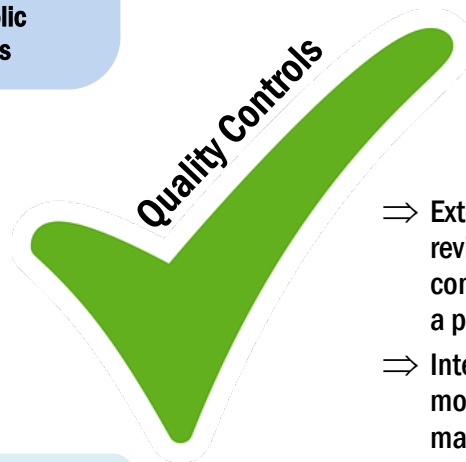
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

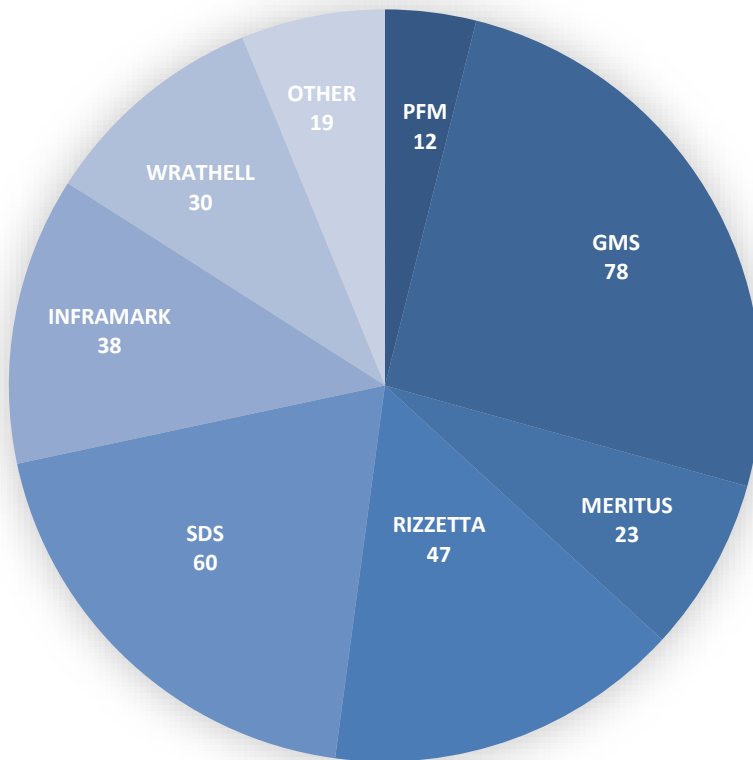
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner

Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

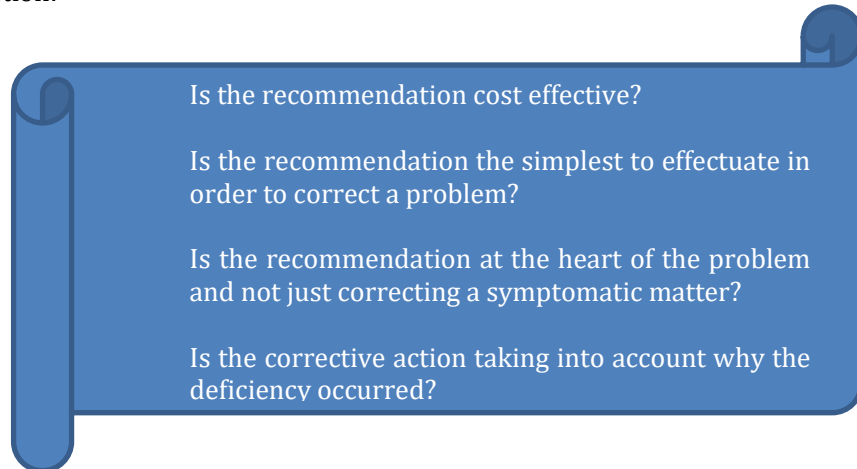
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$3,600
2026	\$3,700
2027	\$3,800
2028	\$3,900
2029	<u>\$4,000</u>
TOTAL (2025-2029)	<u>\$19,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Bartram Park Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

SEVENTH ORDER OF BUSINESS

C.

1.

Bartram Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Print Name:_____

Bartram Park Community Development District

Date:_____

District Manager:_____

Print Name:_____

Bartram Park Community Development District

Date:_____

2.



Memorandum

To: Board of Supervisors

From: District Management

Date: October 22, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the attached key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Bartram Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Bartram Park Community Development District

Date: _____

District Manager: _____
Print Name: _____
Bartram Park Community Development District

Date: _____

TENTH ORDER OF BUSINESS

A.

Bartram Park
Community Development District

Unaudited Financial Reporting
September 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Month to Month</u>
4	<u>Debt Service Fund Series 2015 A1 & A2</u>
5	<u>Debt Service Fund Series 2022</u>
6	<u>Capital Reserve Fund</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>
9	<u>Check Register Summary</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 159,033	\$ -	\$ 14,667	\$ 173,700
Due from General Fund	-	-	20,497	20,497
Due from General Fund-2015	-	23,168	-	23,168
Due from General Fund-2022	-	18,565	-	18,565
Investments:				
State Board of Administration (SBA)	86,636	-	145,821	232,457
Custody US Bank Account	56,996	-	-	56,996
Series 2015A1				
Reserve	-	508,913	-	508,913
Revenue	-	287,543	-	287,543
Series 2015A2				
Reserve	-	128,000	-	128,000
Series 2022				
Reserve	-	52,070	-	52,070
Revenue	-	241,610	-	241,610
Interest	-	111	-	111
Prepayment	-	18	-	18
Sinking	-	2,659	-	2,659
Prepaid Expenses	14,912	-	-	14,912
Total Assets	\$ 317,576	\$ 1,262,657	\$ 180,985	\$ 1,761,218
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Capital Reserve	20,497	-	-	20,497
Due to Debt Service - Series 2015	23,168	-	-	23,168
Due to Debt Service - Series 2022	18,565	-	-	18,565
Total Liabilities	\$ 62,230	\$ -	\$ -	\$ 62,230
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 14,912	\$ -	\$ -	\$ 14,912
Restricted for:				
Debt Service	-	1,262,657	-	1,262,657
Assigned for:				
Capital Reserve Fund	-	-	180,985	180,985
Unassigned	240,434	-	-	240,434
Total Fund Balances	\$ 255,346	\$ 1,262,657	\$ 180,985	\$ 1,698,988
Total Liabilities & Fund Balance	\$ 317,576	\$ 1,262,657	\$ 180,985	\$ 1,761,218

Bartram Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 129,495	\$ 129,495	\$ 129,986	\$ 491
Interest	6,500	6,500	6,313	(187)
Total Revenues	\$ 135,995	\$ 135,995	\$ 136,299	\$ 304
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
PR-FICA	306	306	306	-
Engineering	8,500	8,500	-	8,500
Attorney	15,000	15,000	3,185	11,815
Annual Audit	3,700	3,700	3,800	(100)
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	1,200	1,200	2,400	(1,200)
Trustee Fees	10,000	10,000	10,600	(600)
Management Fees	50,562	50,562	50,562	-
Information Technology	1,723	1,723	1,723	(0)
Website Maintenance	1,113	1,113	1,113	-
Telephone	191	191	23	168
Postage & Delivery	400	400	245	155
Insurance General Liability/Public Officials	8,279	8,279	7,826	453
Printing & Binding	1,000	1,000	114	886
Legal Advertising	800	800	1,727	(927)
Other Current Charges	500	500	650	(150)
Office Supplies	100	100	1	99
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserves-Transfer out	20,497	20,497	20,497	(0)
Total General & Administrative	\$ 135,995	\$ 135,995	\$ 116,897	\$ 19,098
Total Expenditures	\$ 135,995	\$ 135,995	\$ 116,897	\$ 19,098
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 19,402	\$ 19,402
Net Change in Fund Balance	\$ -	\$ -	\$ 19,402	\$ 19,402
Fund Balance - Beginning	\$ -		\$ 235,944	
Fund Balance - Ending	\$ -		\$ 255,346	

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	\$ 1,317	\$ 389	\$ 1,651	\$ -	\$ -	\$ -	129,986
Interest	580	553	539	530	492	504	513	519	516	521	529	516	6,313
Total Revenues	\$ 580	\$ 20,255	\$ 102,642	\$ 3,224	\$ 1,705	\$ 1,420	\$ 1,830	\$ 908	\$ 2,168	\$ 521	\$ 529	\$ 516	\$ 136,299
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ 400	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 800	\$ -	\$ -	4,000
PR-FICA	61	31	-	-	77	-	77	-	-	61	-	-	306
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	169	210	-	193	1,255	677	683	-	-	-	-	-	3,185
Annual Audit	-	-	-	-	-	-	3,800	-	-	-	-	-	3,800
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	-	1,200	-	-	-	-	-	1,200	-	-	2,400
Trustee Fees	6,617	-	-	-	-	2,333	-	-	-	1,650	-	-	10,600
Management Fees	4,214	4,214	4,214	4,214	4,214	4,214	4,214	4,214	4,214	4,214	4,214	4,214	50,562
Information Technology	144	144	144	144	144	144	144	144	144	144	144	144	1,723
Website Maintenance	93	93	93	93	93	93	93	93	93	93	93	93	1,113
Telephone	-	-	5	-	-	-	7	-	7	-	-	4	23
Postage & Delivery	1	27	1	49	27	28	44	29	26	1	10	1	245
Insurance General Liability/Public Officials	7,826	-	-	-	-	-	-	-	-	-	-	-	7,826
Printing & Binding	-	1	-	0	12	15	0	17	3	-	64	2	114
Legal Advertising	80	-	-	443	-	361	375	-	275	-	193	-	1,727
Other Current Charges	-	-	-	350	-	-	300	-	-	-	-	-	650
Office Supplies	0	0	0	-	0	0	-	0	0	0	0	0	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserves-Transfer out	-	-	-	-	-	-	-	-	-	-	-	20,497	20,497
Total General & Administrative	\$ 28,128	\$ 5,118	\$ 4,456	\$ 6,685	\$ 6,821	\$ 7,863	\$ 10,735	\$ 4,496	\$ 4,762	\$ 8,162	\$ 4,717	\$ 24,954	\$ 116,897
Total Expenditures	\$ 28,128	\$ 5,118	\$ 4,456	\$ 6,685	\$ 6,821	\$ 7,863	\$ 10,735	\$ 4,496	\$ 4,762	\$ 8,162	\$ 4,717	\$ 24,954	\$ 116,897
Excess (Deficiency) of Revenues over Expenditures	\$ (27,548)	\$ 15,137	\$ 98,186	\$ (3,461)	\$ (5,115)	\$ (6,443)	\$ (8,905)	\$ (3,588)	\$ (2,594)	\$ (7,641)	\$ (4,189)	\$ (24,438)	\$ 19,402

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,305,910	\$ 1,305,910	\$ 1,310,858	\$ 4,948
Interest Income	30,000	30,000	54,458	24,458
Total Revenues	\$ 1,335,910	\$ 1,335,910	\$ 1,365,316	\$ 29,406
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	195,956	194,538	1,419
Principal - 5/1	645,000	645,000	640,000	5,000
Special Call - 5/1	-	-	10,000	(10,000)
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	53,988	53,500	488
Principal - 5/1	155,000	155,000	150,000	5,000
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 1,299,888	\$ 1,299,888	\$ 1,388,934	\$ (89,047)
Excess (Deficiency) of Revenues over Expenditures	\$ 36,022	\$ 36,022	\$ (23,619)	\$ (59,641)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 36,022	\$ 36,022	\$ (23,619)	\$ (59,641)
Fund Balance - Beginning	\$ 321,702		\$ 971,242	
Fund Balance - Ending	\$ 357,724		\$ 947,623	

Bartram Park
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,042,770	\$ 1,042,770	\$ 1,050,424	\$ 7,654
Interest Income	14,000	14,000	24,634	10,634
Total Revenues	\$ 1,056,770	\$ 1,056,770	\$ 1,075,057	\$ 18,287
Expenditures:				
Interest - 11/1	\$ 158,340	\$ 158,340	\$ 158,340	\$ -
Interest - 5/1	158,340	158,340	158,340	-
Principal - 5/1	735,000	735,000	735,000	-
Special Call - 11/1	-	-	5,000	(5,000)
Total Expenditures	\$ 1,051,680	\$ 1,051,680	\$ 1,056,680	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,090	\$ 5,090	\$ 18,377	\$ 13,287
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,090	\$ 5,090	\$ 18,377	\$ 13,287
Fund Balance - Beginning	\$ 244,379		\$ 296,656	
Fund Balance - Ending	\$ 249,469		\$ 315,033	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 20,497	\$ 20,497	\$ 20,497	\$ -
Interest	1,200	1,200	6,328	5,128
Total Revenues	\$ 21,697	\$ 21,697	\$ 26,825	\$ 5,128
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	-	-	-
Other Service Charges	400	400	411	(11)
Total Expenditures	\$ 400	\$ 400	\$ 411	\$ (11)
Excess (Deficiency) of Revenues over Expenditures	\$ 21,297	\$ 21,297	\$ 26,414	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 21,297		\$ 26,414	
Fund Balance - Beginning	\$ 154,549		\$ 154,571	
Fund Balance - Ending	\$ 175,846		\$ 180,985	

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	\$508,913
Reserve Fund Balance	\$508,913
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)
Less: May 1, 2025	(\$640,000)
Less: May 1, 2025 (Prepayment)	(\$10,000)
Current Bonds Outstanding	\$8,190,000

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	\$128,000
Reserve Fund Balance	\$128,000
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)
Less: May 1, 2025	(\$150,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$2,000,000

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	\$52,070
Reserve Fund Balance	\$52,070
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)
Less: May 1, 2025	(\$735,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$10,570,000
Total Bonds Outstanding	\$20,760,000

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
INTEREST	04/21/2025	2,590.82	617.92	606.23	413.98	437.96	2,076.09	256.91	4,923.82
15	05/6/2025	2,146.78	512.02	502.33	343.02	362.90	1,720.27	212.88	4,079.93
16	05/21/2025	1,776.01	423.59	415.57	283.78	300.22	1,423.17	176.11	3,375.29
17	06/6/2025	2,661.68	634.82	622.81	425.30	449.94	2,132.87	263.93	5,058.48
18	06/26/2025	13,992.86	3,337.36	3,274.20	2,235.86	2,365.41	11,212.83	1,387.53	26,593.23
-		-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		1,310,857.84	312,645.82	306,728.72	209,456.21	221,593.05	1,050,423.80	129,986.00	2,491,267.66
BALANCE DUE TAX ROLL		(4,947.95)	(1,180.11)	(1,157.77)	(790.61)	(836.42)	(3,964.91)	(490.62)	(9,403.50)
PERCENT COLLECTED TAX ROLL		100%	100%	100%	100%	100%	100%	100%	100%

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				
	7/1/2025 - 7/31/2025	1400-1403	\$9,210.27	
	8/1/2025 - 8/31/2025	1404-1405	9,117.21	
	9/1/2025 - 9/30/2025	1406-1410	12,751.94	
Total General Fund				\$31,079.42
TOTAL				\$31,079.42

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/25	00012	7/01/25	280	202507 310-51300-34000		*	4,213.50		
			JUL MANAGEMENT FEES						
		7/01/25	280	202507 310-51300-35110		*	92.75		
			JUL WEBSITE ADMIN						
		7/01/25	280	202507 310-51300-35100		*	143.58		
			JUL INFORMATION TECH						
		7/01/25	280	202507 310-51300-51000		*	.06		
			OFFICE SUPPLIES						
		7/01/25	280	202507 310-51300-42000		*	1.38		
			POSTAGE						
				GOVERNMENTAL MANAGEMENT SERVICES				4,451.27	001400
7/08/25	00073	6/30/25	3584661	202503 310-51300-31500		*	676.50		
			MAR GENERAL COUNSEL						
		6/30/25	3584661	202504 310-51300-31500		*	682.50		
			APR GENERAL COUNSEL						
				KUTAK ROCK LLP				1,359.00	001401
7/22/25	00056	7/15/25	00252-25	202507 310-51300-32300		*	550.00		
			FY25 TRUSTEE FEE 2015A-2						
		7/15/25	00252-25	202507 300-15500-10000		*	1,650.00		
			FY26 TRUSTEE FEE 2015A-2						
				THE BANK OF NEW YORK MELLON				2,200.00	001402
7/29/25	00030	7/25/25	28017	202507 310-51300-31200		*	600.00		
			ARB SVCS SE2015 FYE 6/25						
		7/25/25	28017	202507 310-51300-31200		*	600.00		
			ARB SVCS SE2022 FYE 6/25						
				GRAU AND ASSOCIATES				1,200.00	001403
8/11/25	00012	8/01/25	281	202508 310-51300-34000		*	4,213.50		
			AUG MANAGEMENT FEES						
		8/01/25	281	202508 310-51300-35110		*	92.75		
			AUG WEBSITE ADMIN						
		8/01/25	281	202508 310-51300-35100		*	143.58		
			AUG INFORMATION TECH						
		8/01/25	281	202508 310-51300-51000		*	.21		
			OFFICE SUPPLIES						
		8/01/25	281	202508 310-51300-42000		*	10.12		
			POSTAGE						
		8/01/25	281	202508 310-51300-42500		*	64.05		
			COPIES						
				GOVERNMENTAL MANAGEMENT SERVICES				4,524.21	001404
8/11/25	00067	8/07/25	25-04542	202508 310-51300-48000		*	107.00		
			NOTICE-RFP ANN AUDIT SVCS						
				JACKSONVILLE DAILY RECORD				107.00	001405
				BPAR BARTRAM PARK BPEREGRINO					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/19/25	00067	8/14/25 25-04649	202508 310-51300-48000	NTC OF FY25/26 MEETINGS	*	86.00	
				JACKSONVILLE DAILY RECORD			86.00 001406
8/19/25	00056	7/14/25 00252-25	202507 310-51300-32300	FY25 TRUSTEE FEE 2015A-1	*	1,100.00	
		7/14/25 00252-25	202507 300-15500-10000	FY26 TRUSTEE FEE 2015A-1	*	3,300.00	
				THE BANK OF NEW YORK MELLON			4,400.00 001407
9/03/25	00037	8/25/25 28928	202508 300-15500-10000	FY26 INSURANCE RENEWAL	*	8,295.00	
		8/25/25 28928	202508 300-15500-10000	FY26 INSURANCE RENEWAL	V	8,295.00-	
				EGIS INSURANCE ADVISORS, LLC			.00 001408
9/09/25	00012	9/01/25 282	202509 310-51300-34000	SEP MANAGEMENT FEES	*	4,213.50	
		9/01/25 282	202509 310-51300-35110	SEP WEBSITE ADMIN	*	92.75	
		9/01/25 282	202509 310-51300-35100	SEP INFORMATION TECH	*	143.58	
		9/01/25 282	202509 310-51300-51000	OFFICE SUPPLIES	*	.06	
		9/01/25 282	202509 310-51300-42000	POSTAGE	*	1.48	
		9/01/25 282	202509 310-51300-42500	COPIES	*	1.65	
		9/01/25 282	202509 310-51300-41000	TELEPHONE	*	3.92	
				GOVERNMENTAL MANAGEMENT SERVICES			4,456.94 001409
9/16/25	00037	8/25/25 28928	202509 300-15500-10000	FY26 INSURANCE RENEWAL	*	8,295.00	
				EGIS INSURANCE ADVISORS, LLC			8,295.00 001410
TOTAL FOR BANK A						31,079.42	
TOTAL FOR REGISTER						31,079.42	

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

Invoice

Invoice #: 280
Invoice Date: 7/1/25
Due Date: 7/1/25
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 - July 2025		4,213.50	4,213.50
Website Administration - July 2025		92.75	92.75
Information Technology - July 2025		143.58	143.58
Office Supplies		0.06	0.06
Postage		1.38	1.38
Total			\$4,451.27
Payments/Credits			\$0.00
Balance Due			\$4,451.27

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

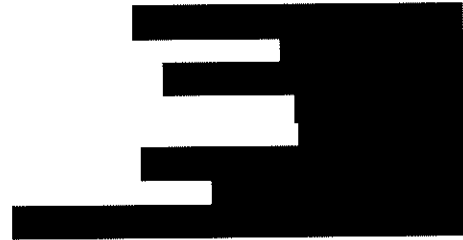
June 30, 2025

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. 3584661
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

03/05/25	W. Haber	0.30	105.00	Confer with Developer's counsel regarding amendment to DOT agreement
03/08/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/13/25	W. Haber	0.50	175.00	Review audit and confer with Peregrino regarding same
03/18/25	W. Haber	0.20	70.00	Review and respond to auditor inquiry
03/24/25	W. Haber	0.20	70.00	Finalize response to auditor inquiry
03/31/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
04/05/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
04/09/25	W. Haber	0.40	140.00	Confer with Sweeting regarding agenda for April meeting; revise same
04/17/25	W. Haber	0.50	175.00	Confer with Sweeting regarding agenda for April meeting and ratification of amendment to property exchange agreement

KUTAK ROCK LLP

Bartram Park CDD

June 30, 2025

Client Matter No. 3223-1

Invoice No. 3584661

Page 2

04/23/25	W. Haber	0.50	175.00	Prepare for and participate in Board meeting; confer with counsel for developer
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TOTAL HOURS	4.00
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TOTAL FOR SERVICES RENDERED	\$1,359.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,359.00</u>
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INVOICE

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

From: **The Bank of New York Mellon Trust Company, National
Association**
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: **00252-25-0046472**
Invoice Date: **Jul 15, 2025**
Due Date: **Aug 14, 2025**
Account Number: **8167959494-INV**
Cycle Date: **Jul 1, 2025**
Legacy Ref#: **BARTRAM-A2**
Currency: **USD**

INVOICE

Total Payable Amount: **2,200.00 USD**

Current Period Subtotal:	2,200.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	2,200.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	2,200.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.

Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.

The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:



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



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

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Administration Fee					2,200.00
For the period: Jul 1, 2025 to Jun 30, 2026					
Flat Fee		2,200.00		2,200.00	
Total					2,200.00



Account Number: **8167959494-INV** Invoice Number: **00252-25-0046472**

Billing Stub

BARTRAM PARK COMMUNITY
DEVELOPMENT

Invoice Number: **00252-25-0046472**
Account Number: **8167959494-INV**
Invoice Date: **Jul 15, 2025**
Cycle Date: **Jul 1, 2025**

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. 28017
Date 07/25/2025

SERVICE	AMOUNT
Project: Arbitrage - Series 2015 FYE 6/30/2025	
Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
Project: Arbitrage - Series 2022 FYE 6/30/2025	
Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
Total	1,200.00
Current Amount Due	\$ 1,200.00

RECEIVED

By Tara Lee at 12:52 pm, Jul 25, 2025

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.

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

Invoice #: 281
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2025		4,213.50	4,213.50
Website Administration - August 2025		92.75	92.75
Information Technology - August 2025		143.58	143.58
Office Supplies		0.21	0.21
Postage		10.12	10.12
Copies		64.05	64.05

By Tara Lee at 12:39 pm, Aug 07, 2025

Total	\$4,524.21
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Payments/Credits	\$0.00
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Balance Due	\$4,524.21
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Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 7, 2025

Date

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

Serial #	25-04542D	PO/File #		\$107.00
				Payment Due
	Request for Proposals for Annual Audit Services			
				\$107.00
				Publication Fee
	Bartram Park Community Development District			
Case Number				Amount Paid
Publication Dates	8/7,14			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 25-04542D on your
check or remittance advice.

RECEIVED

By Tara Lee at 12:42 pm, Aug 07, 2025

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

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

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

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

**BARTRAM PARK
COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
FOR ANNUAL
AUDIT SERVICES**

The Bartram Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Jacksonville, Duval County, Florida, and has an annual operating budget of approximately \$135,995.00, not including debt service payments. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or via e-mail at ssweeting@gmsnf.com.

Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Sarah Sweeting, by e-mail at ssweeting@gmsnf.com. Proposals must be received by 12 p.m. on Thursday, September 4, 2025. Please direct all questions regarding this Notice to the District Recording Secretary at ssweeting@gmsnf.com.

James Oliver
District Manager
Aug. 7 00 (25-04542D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 14, 2025

Date

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

Serial #	25-04649D	PO/File #		\$86.00
				Payment Due
Notice of Meetings				
				\$86.00
Bartram Park Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	8/14			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 25-04649D on your
check or remittance advice.

RECEIVED

By Tara Lee at 10:56 am, Aug 14, 2025

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 MEETINGS
BARTRAM PARK
COMMUNITY

DEVELOPMENT DISTRICT

The Board of Supervisors of the Bartram Park Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at 11:00 a.m. at Hampton Inn & Suites, Jacksonville South - Bartram Park, 13950 Village Lake Circle, Jacksonville, Florida 32258, on the fourth Wednesday of the months listed as follows:

October 22, 2025

January 28, 2026

April 22, 2026

July 22, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours 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 the 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

Aug. 14

00 (25-04649D)



INVOICE

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

From: **The Bank of New York Mellon Trust Company, National
Association**
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: **00252-25-0046163**
Invoice Date: **Jul 14, 2025**
Due Date: **Aug 13, 2025**
Account Number: **9903659106-INV**
Cycle Date: **Jul 1, 2025**
Legacy Ref#: **BARTRAM15-A1**
Currency: **USD**

INVOICE

Total Payable Amount: **4,400.00 USD**

Current Period Subtotal:	4,400.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	4,400.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	4,400.00 USD

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

Wire and ACH Payment Instructions:

[REDACTED]

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



Account Number: 9903659106-INV Invoice Number: 00252-25-0046163

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

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,400.00
For the period: Jul 1, 2025 to Jun 30, 2026					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00



Account Number: 9903659106-INV Invoice Number: 00252-25-0046163

Billing Stub

BARTRAM PARK COMMUNITY
DEVELOPMENT

Invoice Number: 00252-25-0046163
Account Number: 9903659106-INV
Invoice Date: Jul 14, 2025
Cycle Date: Jul 1, 2025

INVOICE



Customer	Bartram Park Community Development District
Acct #	194
Date	08/25/2025
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 8,295.00
Payment Amount	
Payment for:	Invoice#28928
100125146	

Thank You

Please detach and return with payment



Customer: Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
28928	10/01/2025	Renew policy	Policy #100125146 10/01/2025-10/01/2026 Florida Insurance Alliance GL,POL,EPLI,EBL,HNO - Renew policy Due Date: 8/25/2025	8,295.00

RECEIVED

By Tara Lee at 11:18 am, Aug 27, 2025

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

Total

\$ 8,295.00

Thank You

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

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

08/25/2025

Governmental Management Services, LLC

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

Invoice**Invoice #:** 282**Invoice Date:** 9/1/25**Due Date:** 9/1/25**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 - September 2025		4,213.50	4,213.50
Website Administration - September 2025		92.75	92.75
Information Technology - September 2025		143.58	143.58
Office Supplies		0.06	0.06
Postage		1.48	1.48
Copies		1.65	1.65
Telephone		3.92	3.92

RECEIVED*By Tara Lee at 2:47 pm, Sep 03, 2025***Total** \$4,456.94**Payments/Credits** \$0.00**Balance Due** \$4,456.94

INVOICE



Customer	Bartram Park Community Development District
Acct #	194
Date	08/25/2025
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 8,295.00
Payment Amount	
Payment for:	Invoice#28928
100125146	

Thank You

Please detach and return with payment



Customer: Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
28928	10/01/2025	Renew policy	Policy #100125146 10/01/2025-10/01/2026 Florida Insurance Alliance GL,POL,EPLI,EBL,HNO - Renew policy Due Date: 8/25/2025	8,295.00

RECEIVED

By Tara Lee at 11:18 am, Aug 27, 2025

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

Total
\$ 8,295.00

Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		08/25/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	