

BARTRAM PARK
Community Development District

January 28, 2026

AGENDA

Bartram Park

Community Development District

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

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

January 21, 2026

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, January 28, 2026 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:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the October 22, 2025 Meeting
- IV. Acceptance of the Minutes of the October 22, 2025 Audit Committee Meeting
- V. Ratification of Audit Engagement Letter with Grau & Associates
- VI. Other Business
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VIII. Audience Comments
- IX. Supervisor's Requests
- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2025
 - B. Assessment Receipt Schedules

C. Approval of Check Register

XI. Next Scheduled Meeting – Wednesday, April 22, 2026 at 11:00 a.m.

XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Park Community Development District was held on Wednesday, October 22, 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
Matt Biagetto	GMS
Kyle Magee <i>by phone</i>	District Counsel

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 July 23, 2025 Meeting

Mr. Oliver presented the minutes of the July 23, 2025 meeting and asked for any questions, comments or revisions.

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

FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation and Approval of Audit Criteria

Mr. Oliver noted the next item is acceptance of the Audit Committee's recommendation and approval of audit criteria. He noted that they were looking for ratification of the audit criteria used for the audit RFP process.

On MOTION by Mr. Griffith, seconded by Mr. Lokey with all in favor, the Audit Committee's Recommendation of Audit Criteria, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2025

Mr. Oliver noted the consideration of the committee's rankings of appropriate proposals to perform the audit for fiscal year 2025. The committee met and selected the only vendor, which was Grau and Associates.

On MOTION by Mr. Griffith, seconded by Mr. Lokey with all in favor, the Audit Committee's Rankings for Grau & Associates to Perform Audit for Fiscal Year 2025, was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee had nothing to report and offered to answer any Board questions.

B. Engineer

There being no comments, the next item followed.

C. Manager

1. Ratification of Fiscal Year 2026 Goals & Objectives

Mr. Oliver stated under the management report they have ratification of Fiscal Year 2026 goals and objectives, and that will be followed by the review of Fiscal Year 2025 goals and objectives.

On MOTION by Mr. Brown, seconded by Mr. Griffith with all in favor, the Fiscal Year 2026 Goals and Objectives, was ratified.

2. Review of Fiscal Year 2025 Goals & Objectives

Mr. Oliver reminded the Board that during the 2024 legislative session, Florida required all Special Districts to adopt annual goals and objectives and evaluate performance by December 1st after each fiscal year. At this meeting, the Board was asked to ratify the FY2026 goals, which mirror the FY2025 goals and take effect October 1. These goals are primarily for compliance with Florida statutes, not aspirational targets. The District met all prior requirements, including holding required board meetings, providing proper public notices, and completing budget approvals on time.

On MOTION by Mr. Griffith, seconded by Mr. Lokey with all in favor, the Fiscal Year 2025 Goals and Objective, 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 stated the HOA will be performing an extensive lift to the tree limbs along the main Boulevard in November.

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The audit committee meeting of the Board of Supervisors of the Bartram Park Community Development District was held on Wednesday, October 22, 2025 at 11:00 a.m. at the Hampton Inn & Suites Jacksonville South – Bartram Park, 13950 Village Lake Cir, Jacksonville, Florida.

Present for the Audit Committee were:

James Griffith
Trisston Brown
Larry Lokey
Lynda Learn

Also present were:

Jim Oliver
Matt Biagetto
Kyle Magee *by phone*

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Ratification of Audit RFP Criteria

Mr. Oliver reviewed the audit RFP criteria for the Board and asked for a motion to ratify the criteria.

On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, the Audit RFP Criteria, was ratified.
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THIRD ORDER OF BUSINESS

Review and Ranking of Proposals Received in Response to the RFP

Mr. Oliver noted that the District only received one proposal from Grau & Associates. Mr. Oliver reviewed the pricing in the proposal; Fiscal Year 2025 \$3,600, Fiscal Year 2026 \$3,700, Fiscal Year 2027 \$3,800, Fiscal Year 2028 \$3,900, and Fiscal Year 2029 \$4,000. Board consensus was to give Grau & Associates 20 points in all five categorists, with a total score of 100.

On MOTION by Mr. Griffith, seconded by Mr. Lakey, with all in favor, Ranking Grau & Associates #1 with 100 points, was approved.

FOURTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown, seconded by Mr. Griffith, with all in favor, the Audit Committee meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

October 29, 2025

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

We are pleased to confirm our understanding of the services we are to provide Bartram Park Community Development District, City of Jacksonville, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bartram Park Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

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

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

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

Audit Objectives

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

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

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

Other Services

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

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$3,700, \$3,800, \$3,900 and \$4,000, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

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

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Bartram Park Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

Signed by:



By: 4063C39AE3334DD

Title: Chairman, Board of Supervisors

Date: 2025-10-30



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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

TENTH ORDER OF BUSINESS

A.

Bartram Park
Community Development District

Unaudited Financial Reporting
December 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 338,300	\$ -	\$ 14,510	\$ 352,810
Due from General Fund	-	-	-	-
Due from General Fund-2015	-	69,877	-	69,877
Due from General Fund-2022	-	55,994	-	55,994
Investments:				
State Board of Administration (SBA)	66,863	-	168,028	234,891
Custody US Bank Account	57,558	-	-	57,558
Series 2015A1				
Reserve	-	508,913	-	508,913
Revenue	-	1,154,600	-	1,154,600
Series 2015A2				
Reserve	-	128,000	-	128,000
Series 2022				
Reserve	-	52,070	-	52,070
Revenue	-	1,030,592	-	1,030,592
Interest	-	112	-	112
Prepayment	-	4	-	4
Sinking	-	2,685	-	2,685
Prepaid Expenses	-	-	-	-
Total Assets	\$ 462,721	\$ 3,075,936	\$ 182,538	\$ 3,721,195
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Capital Reserve	-	-	-	-
Due to Debt Service - Series 2015	69,877	-	-	69,877
Due to Debt Service - Series 2022	55,994	-	-	55,994
Total Liabilities	\$ 125,871	\$ -	\$ -	\$ 125,871
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	3,075,936	-	3,075,936
Assigned for:				
Capital Reserve Fund	-	-	182,538	182,538
Unassigned	336,850	-	-	336,850
Total Fund Balances	\$ 336,850	\$ 3,075,936	\$ 182,538	\$ 3,595,324
Total Liabilities & Fund Balance	\$ 462,721	\$ 3,075,936	\$ 182,538	\$ 3,721,195

Bartram Park
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 129,495	\$ 120,874	\$ 120,874	\$ -
Interest	5,000	1,250	1,286	36
Total Revenues	\$ 134,495	\$ 122,124	\$ 122,161	\$ 36
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 4,000	\$ 800	\$ 800	\$ -
PR-FICA	306	61	61	-
Engineering	8,500	2,125	-	2,125
Attorney	15,000	3,750	212	3,538
Annual Audit	3,900	-	-	-
Assessment Administration	8,348	8,348	8,348	-
Arbitrage Rebate	1,260	-	-	-
Trustee Fees	10,800	6,617	6,617	-
Management Fees	53,090	13,273	13,273	-
Information Technology	1,809	1,809	452	1,357
Website Maintenance	1,169	292	292	-
Telephone	150	38	5	32
Postage & Delivery	400	100	87	13
Insurance General Liability/Public Officials	8,279	8,279	8,295	(16)
Meeting Room Rental	-	-	200	(200)
Printing & Binding	500	125	8	117
Legal Advertising	800	397	397	-
Other Current Charges	1,500	300	300	-
Office Supplies	100	25	0	25
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserves-Transfer out	14,410	-	-	-
Total General & Administrative	\$ 134,495	\$ 46,513	\$ 39,523	\$ 6,991
Total Expenditures	\$ 134,495	\$ 46,513	\$ 39,523	\$ 6,991
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 75,611	\$ 82,638	\$ 7,027
Net Change in Fund Balance	\$ -	\$ 75,611	\$ 82,638	\$ 7,027
Fund Balance - Beginning	\$ -		\$ 254,212	
Fund Balance - Ending	\$ -		\$ 336,850	

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	\$ -	\$ 20,418	\$ 100,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,874
Interest	465	420	402	-	-	-	-	-	-	-	-	-	1,286
Total Revenues	\$ 465	\$ 20,838	\$ 100,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,161
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	212	-	-	-	-	-	-	-	-	-	-	-	212
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	6,617	-	-	-	-	-	-	-	-	-	-	-	6,617
Management Fees	4,424	4,424	4,424	-	-	-	-	-	-	-	-	-	13,273
Information Technology	151	151	151	-	-	-	-	-	-	-	-	-	452
Website Maintenance	97	97	97	-	-	-	-	-	-	-	-	-	292
Telephone	-	-	5	-	-	-	-	-	-	-	-	-	5
Postage & Delivery	31	28	28	-	-	-	-	-	-	-	-	-	87
Insurance General Liability/Public Officials	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Meeting Room Rental	200	-	-	-	-	-	-	-	-	-	-	-	200
Printing & Binding	-	5	3	-	-	-	-	-	-	-	-	-	8
Legal Advertising	397	-	-	-	-	-	-	-	-	-	-	-	397
Other Current Charges	300	-	-	-	-	-	-	-	-	-	-	-	300
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserves-Transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 30,108	\$ 4,706	\$ 4,709	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,523
Total Expenditures	\$ 30,108	\$ 4,706	\$ 4,709	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,523
Excess (Deficiency) of Revenues over Expenditures	\$ (29,643)	\$ 16,132	\$ 96,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,638

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 December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,305,910	\$ 1,218,971	\$ 1,218,971	\$ -
Interest Income	35,000	8,750	8,604	(146)
Total Revenues	\$ 1,340,910	\$ 1,227,721	\$ 1,227,575	\$ (146)
Expenditures:				
Series 2015A-1				
Interest - 11/1	\$ 180,719	\$ 180,719	\$ 180,719	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	180,719	-	-	-
Principal - 5/1	665,000	-	-	-
Series 2015A-2				
Interest 11/1	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	50,000	-	-	-
Principal - 5/1	160,000	-	-	-
Total Expenditures	\$ 1,286,438	\$ 230,719	\$ 240,719	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 54,472	\$ 997,002	\$ 986,856	\$ (10,146)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 54,472	\$ 997,002	\$ 986,856	\$ (10,146)
Fund Balance - Beginning	\$ 160,974		\$ 947,623	
Fund Balance - Ending	\$ 215,447		\$ 1,934,479	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,046,459	\$ 976,792	\$ 976,792	\$ -
Interest Income	18,000	4,500	2,611	(1,889)
Total Revenues	\$ 1,064,459	\$ 981,292	\$ 979,404	\$ (1,889)
Expenditures:				
Interest - 11/1	\$ 147,980	\$ 147,980	\$ 147,980	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	147,980	-	-	-
Principal - 5/1	755,000	-	-	-
Total Expenditures	\$ 1,050,960	\$ 147,980	\$ 152,980	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,499	\$ 833,312	\$ 826,424	\$ (6,889)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,499	\$ 833,312	\$ 826,424	\$ (6,889)
Fund Balance - Beginning	\$ 262,966		\$ 315,033	
Fund Balance - Ending	\$ 276,465		\$ 1,141,457	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 14,410	\$ -	\$ -	\$ -
Interest	4,000	1,000	1,710	710
Total Revenues	\$ 18,410	\$ 1,000	\$ 1,710	\$ 710
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	-	-	-
Other Service Charges	425	106	157	(51)
Total Expenditures	\$ 425	\$ 106	\$ 157	\$ (51)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,985	\$ 894	\$ 1,553	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,985		\$ 1,553	
Fund Balance - Beginning	\$ 180,897		\$ 180,985	
Fund Balance - Ending	\$ 198,882		\$ 182,538	

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)
Less: November 1, 2025 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$8,185,000

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)
Less: November 1, 2025 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,995,000

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)
Less: November 1, 2025 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$10,565,000
Total Bonds Outstanding	\$20,745,000

B.

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				
	10/1/2025 - 10/31/2025	1411-1416	\$55,284.25	
	11/1/2025 - 11/30/2025	1417-1422	142,377.92	
	12/1/2025 - 12/31/2025	1423-1429	1,938,673.08	
<hr/>				
	Total General Fund			\$2,136,335.25
<hr/>				
			TOTAL	\$2,136,335.25

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/07/25	00012	9/15/25 284	202510 310-51300-31400		FY26 ASSESSMENT ADMIN	*	8,348.00	
					GOVERNMENTAL MANAGEMENT SERVICES			8,348.00 001411
10/14/25	00012	10/01/25 283	202510 310-51300-34000		OCT MANAGEMENT FEES	*	4,424.17	
		10/01/25 283	202510 310-51300-35110		OCT WEBSITE ADMIN	*	97.42	
		10/01/25 283	202510 310-51300-35100		OCT INFORMATION TECH	*	150.75	
		10/01/25 283	202510 310-51300-51000		OFFICE SUPPLIES	*	.03	
		10/01/25 283	202510 310-51300-42000		POSTAGE	*	30.50	
					GOVERNMENTAL MANAGEMENT SERVICES			4,702.87 001412
10/14/25	00076	10/13/25	BARTRAMC 202510 310-51300-46000		RM RENTAL-CDD MTG 10/22	*	200.00	
					HAMPTON INN & SUITES BARTAM PARK			200.00 001413
10/15/25	00057	10/14/25	10142025 202510 300-20700-10500		4/21 DUVAL TAX DIST INT	*	2,590.82	
		10/14/25	10142025 202510 300-20700-10500		5/6 DUVAL TAX DIST 15	*	2,146.78	
		10/14/25	10142025 202510 300-20700-10500		5/21 DUVAL TAX DIST 16	*	1,776.01	
		10/14/25	10142025 202510 300-20700-10500		6/6 DUVAL TAX DSIT 17	*	2,661.68	
		10/14/25	10142025 202510 300-20700-10500		6/26 DUVAL TAX DIST 18	*	13,992.86	
					THE BANK OF NEW YORK MELLON, N.A.			23,168.15 001414
10/15/25	00074	10/14/25	10142025 202510 300-20700-11000		4/21 DUVAL TAX DIST INT	*	2,076.09	
		10/14/25	10142025 202510 300-20700-11000		5/6 DUVAL TAX DIST 15	*	1,720.27	
		10/14/25	10142025 202510 300-20700-11000		5/21 DUVAL TAX DIST 16	*	1,423.17	
		10/14/25	10142025 202510 300-20700-11000		6/6 DUVAL TAX DIST 17	*	2,132.87	
		10/14/25	10142025 202510 300-20700-11000		6/26 DUVAL TAX DIST 18	*	11,212.83	
					THE BANK OF NEW YORK MELLON NA			18,565.23 001415
10/28/25	00062	10/23/25	16 202510 310-51300-49000		AMORT SE2015A-1 PRE \$5K	*	100.00	

BPAR BARTRAM PARK TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/23/25	16	16	AMORT SE2015A-2 PRE \$5K	202510	310-51300	49000		*	100.00		
10/23/25	16	16	AMORT SE2022 PREPAY \$5K	202510	310-51300	49000		*	100.00		
DISCLOSURE SERVICES, LLC										300.00	001416
11/04/25	00075	10/31/25	7406259 NOTICE OF MEETING-10/22	202510	310-51300	48000		*	397.28		
GANNETT MEDIA CORP										397.28	001417
11/04/25	00073	10/24/25	3642532 JUL GENERAL COUNSEL	202507	310-51300	31500		*	553.00		
KUTAK ROCK LLP										553.00	001418
11/04/25	00073	8/22/25	3612128 MAY GENERAL COUNSE	202505	310-51300	31500		*	499.50		
11/04/25	00073	8/22/25	3612128 JUN GENERAL COUNSE	202506	310-51300	31500		*	43.50		
KUTAK ROCK LLP										543.00	001419
11/12/25	00012	11/01/25	285 NOV MANAGEMENT FEES	202511	310-51300	34000		*	4,424.17		
11/01/25		285	NOV WEBSITE ADMIN	202511	310-51300	35110		*	97.42		
11/01/25		285	NOV INFORMATION TECH	202511	310-51300	35100		*	150.75		
11/01/25		285	OFFICE SUPPLIES	202511	310-51300	51000		*	.15		
11/01/25		285	POSTAGE	202511	310-51300	42000		*	28.44		
11/01/25		285	COPIES	202511	310-51300	42500		*	4.80		
GOVERNMENTAL MANAGEMENT SERVICES										4,705.73	001420
11/18/25	00057	11/14/25	11142025 11/6 DUVAL TAX DIST 1	202511	300-20700	10500		*	16,622.10		
11/14/25		11142025	11/14 DUVAL TAX DIST 2	202511	300-20700	10500		*	58,977.18		
THE BANK OF NEW YORK MELLON, N.A.										75,599.28	001421
11/18/25	00074	11/14/25	11142025 11/6 DUAL TAX DIST 1	202511	300-20700	11000		*	13,319.71		
11/14/25		11142025	11/14 DUVAL TAX DIST 2	202511	300-20700	11000		*	47,259.92		
THE BANK OF NEW YORK MELLON NA										60,579.63	001422

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/09/25	00012	12/01/25	286	202512	310-51300-34000		DEC MANAGEMENT FEES	*	4,424.17		
12/01/25	286	202512	310-51300-35110			DEC WEBSITE ADMIN	*	97.42			
12/01/25	286	202512	310-51300-35100			DEC INFORMATION TECH	*	150.75			
12/01/25	286	202512	310-51300-51000			OFFICE SUPPLIES	*	.09			
12/01/25	286	202512	310-51300-42000			POSTAGE	*	28.48			
12/01/25	286	202512	310-51300-42500			COPIES	*	3.15			
12/01/25	286	202512	310-51300-41000			TELEPHONE	*	5.06			
GOVERNMENTAL MANAGEMENT SERVICES									4,709.12	001423	
12/09/25	00073	11/21/25	3657669	202510	310-51300-31500		OCT GENERAL COUNSEL	*	212.00		
KUTAK ROCK LLP									212.00	001424	
12/09/25	00073	11/21/25	3657613	202509	310-51300-31500		SEP GENERAL COUNSEL	*	38.50		
KUTAK ROCK LLP									38.50	001425	
12/09/25	00057	12/05/25	12052025	202512	300-20700-10500		11/20 DUVAL TAX DIST 3	*	67,274.39		
12/05/25	12052025	202512	300-20700-10500			11/29 DUVAL TAX DIST 4	*	63,035.02			
12/05/25	12052025	202512	300-20700-10500			12/4 DUVAL TAX DIST 5	*	932,866.07			
THE BANK OF NEW YORK MELLON, N.A.									1,063,175.48	001426	
12/09/25	00074	12/05/25	12052025	202512	300-20700-11000		11/20 DUVAL TAX DIST 3	*	53,908.69		
12/05/25	12052025	202512	300-20700-11000			11/26 DUVAL TAX DIST 4	*	50,511.57			
12/05/25	12052025	202512	300-20700-11000			12/4 DUVAL TAX DIST 5	*	747,529.38			
THE BANK OF NEW YORK MELLON NA									851,949.64	001427	
12/18/25	00057	12/18/25	12182025	202512	300-20700-10500		12/1 DUVAL TAX DIST 6	*	10,319.26		
THE BANK OF NEW YORK MELLON, N.A.									10,319.26	001428	
12/18/25	00074	12/18/25	12182025	202512	300-20700-11000		12/17 DUVAL TAX DIST 6	*	8,269.08		
THE BANK OF NEW YORK MELLON NA									8,269.08	001429	
TOTAL FOR BANK A									2,136,335.25		

BPAR BARTRAM PARK TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						2,136,335.25	

BPAR BARTRAM PARK TLEE

Governmental Management Services, LLC

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

Invoice

Invoice #: 284
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		8,348.00	8,348.00

RECEIVED
By Tara Lee at 9:38 am, Oct 01, 2025

Total	\$8,348.00
Payments/Credits	\$0.00
Balance Due	\$8,348.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 283

Invoice Date: 10/1/25

Due Date: 10/1/25

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 - October 2025		4,424.17	4,424.17
Website Administration - October 2025		97.42	97.42
Information Technology - October 2025		150.75	150.75
Office Supplies		0.03	0.03
Postage		30.50	30.50
		Total	\$4,702.87
		Payments/Credits	\$0.00
		Balance Due	\$4,702.87

Hampton Inn & Suites Bartram Park

13950 Village Lake Circle
Jacksonville, FL 32258

Phone: 904-268-6264
Fax: 904-268-6265

Sandra.Adkins@Hilton.com

www.HamptonJacksonvilleSouth.com

Bill To: Sarah Sweeting
Address: Bartram Park CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

Phone: 904-940-5850 x 402

Fax:

Email: ssweeting@gmsnf.com

Invoice #: BartramCDD10.22.2025

Invoice Date: 10.13.2025

Invoice For: Bartram Park CDD 10.22.2025

Date:	Description	Daily Room Count	Daily Rate	Current Tax 7.5%	Daily Rate Per Room	Total Rate Per Day
Wed., 10.22.2025	Meeting room rental	1	\$ 200.00	\$0.00	\$ 200.00	\$ 200.00
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
	Client provided a current FL tax cert which is on file.			\$0.00	\$ -	\$ -
	Organizational name that matches the FL tax cert, must be listed on			\$0.00	\$ -	\$ -
	the check in order to receive tax exemption, otherwise taxes apply.			\$0.00	\$ -	\$ -
Invoice Subtotal:					\$	200.00
					\$	-
TOTAL DUE:					\$	200.00

Make all checks payable to Hampton Inn & Suites Bartram Park.
Total due in 30 days. Overdue accounts subject to a service charge of 1.5% per month.

RECEIVED
By Tara Lee at 12:53 pm, Oct 13, 2025

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	16

Bill To
Bartram Park CDD c/o GMS, LLC

Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule Series 2015A-1 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2015A-2 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2022 11-1-25 Prepay \$5,000	100.00

RECEIVED
By Tara Lee at 10:07 am, Oct 27, 2025

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



ACCOUNT NAME Bartram Park CDD		ACCOUNT # 1509309	INV DATE 10/31/25
INVOICE # 0007406259	INVOICE PERIOD Oct 1- Oct 31, 2025	CURRENT INVOICE TOTAL \$397.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$397.28	

BILLING ACCOUNT NAME AND ADDRESS Bartram Park CDD 475 W Town PL # 114 St Augustine, FL 32092-3649	PAYMENT DUE DATE: NOVEMBER 30, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
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Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
10/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/9/25	11686744	JKL Florida Times-Union	11686744		\$397.28

RECEIVED
By Tara Lee at 12:26 pm, Nov 03, 2025

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

Total Cash Amount Due	\$397.28
Service Fee 3.99%	\$15.85
*Cash/Check/ACH Discount	-\$15.85
*Payment Amount by Cash/Check/ACH	\$397.28
Payment Amount by Credit Card	\$413.13

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bartram Park CDD		ACCOUNT NUMBER 1509309		INVOICE NUMBER 0007406259		AMOUNT PAID
CURRENT DUE \$397.28	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$397.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$413.13
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

000150930900000000000000000074062590003972867177

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

JKL Florida Times-Union 10/09/2025
JKL Jacksonville.com 10/09/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/09/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$397.28
Tax Amount: \$0.00
Payment Cost: \$397.28
Order No: 11686744 # of Copies:
Customer No: 1509309 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Bartram Park Community Development District will be held on Wednesday October 22, 2025 at 11:00 a.m. at Hampton Inn & Suites Jacksonville South - Bartram Park 13950 Village Lake Cir, Jacksonville, FL 32258, United States. Immediately following will be the meeting of the Board of Supervisors (the "Board"). The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

James Oliver
District Manager

10/9/2025

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

October 24, 2025

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



RECEIVED
By Tara Lee at 11:45 am, Oct 28, 2025

Invoice No. 3642532
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

07/11/25	W. Haber	0.30	105.00	Review and revise resolution ratifying change in location for public hearing
07/15/25	A. Cox	0.90	130.50	Draft Resolution Adopting FY 2026 Budget and FY 2026 Annual Assessment Resolution and confer with Haber and district manager regarding same
07/15/25	W. Haber	0.40	140.00	Review and revise budget and O&M assessment resolutions
07/23/25	K. Buchanan	0.50	177.50	Prepare for and attend board meeting
TOTAL HOURS		2.10		

TOTAL FOR SERVICES RENDERED \$553.00

TOTAL CURRENT AMOUNT DUE \$553.00

UNPAID INVOICES:

August 22, 2025 Invoice No. 3612128 543.00

TOTAL DUE \$1,096.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

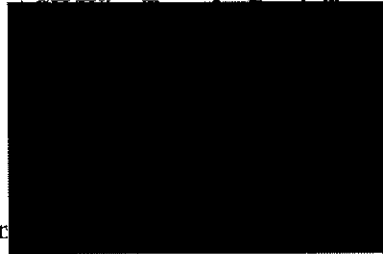
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 22, 2025

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



Notification

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

RECEIVED
By Tara Lee at 11:15 am, Oct 29, 2025

Invoice No. 3612128
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

05/03/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/05/25	W. Haber	0.50	175.00	Review and revise budget notices; confer with Department of Transportation representative regarding O&M obligations
05/05/25	K. Jusevitch	0.20	29.00	Prepare budget hearing documents and correspond with district manager
05/12/25	W. Haber	0.30	105.00	Review and revise resolution changing hearing location
05/12/25	K. Jusevitch	0.40	58.00	Prepare resolution amending budget hearing location; correspond with district manager
06/18/25	K. Jusevitch	0.30	43.50	Confer with Haber and Cox regarding vendor agreements
TOTAL HOURS		2.20		

KUTAK ROCK LLP

Bartram Park CDD

August 22, 2025

Client Matter No. 3223-1

Invoice No. 3612128

Page 2

TOTAL FOR SERVICES RENDERED \$543.00

TOTAL CURRENT AMOUNT DUE \$543.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 285
Invoice Date: 11/1/25
Due Date: 11/1/25
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 - November 2025		4,424.17	4,424.17
Website Administration - November 2025		97.42	97.42
Information Technology - November 2025		150.75	150.75
Office Supplies		0.15	0.15
Postage		28.44	28.44
Copies		4.80	4.80

Total \$4,705.73

Payments/Credits \$0.00

Balance Due \$4,705.73

RECEIVED

By Tara Lee at 11:25 am, Nov 06, 2025

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

Invoice

Invoice #: 286
Invoice Date: 12/1/25
Due Date: 12/1/25
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 - December 2025		4,424.17	4,424.17
Website Administration - December 2025		97.42	97.42
Information Technology -December 2025		150.75	150.75
Office Supplies		0.09	0.09
Postage		28.48	28.48
Copies		3.15	3.15
Telephone		5.06	5.06

Total \$4,709.12

Payments/Credits \$0.00

Balance Due \$4,709.12

RECEIVED
By Tara Lee at 9:01 am, Dec 04, 2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 2025

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



RECEIVED
By Tara Lee at 11:31 am, Nov 30, 2025

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

Invoice No. 3657669
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

10/22/25	K. Magee	0.80	212.00	Prepare for and attend Board of Supervisors meeting via phone
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TOTAL HOURS	0.80			
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TOTAL FOR SERVICES RENDERED				\$212.00
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TOTAL CURRENT AMOUNT DUE				<u>\$212.00</u>
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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

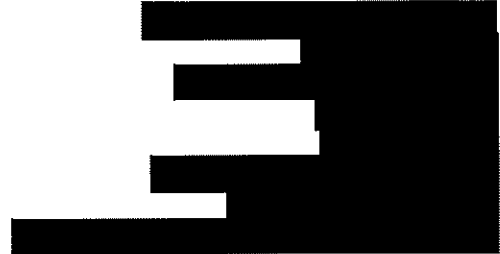
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 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

RECEIVED
By Tara Lee at 11:33 am, Nov 30, 2025

Invoice No. 3657613
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
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TOTAL HOURS 0.10

TOTAL FOR SERVICES RENDERED \$38.50

TOTAL CURRENT AMOUNT DUE \$38.50

Bartram Park CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
December 5, 2025	\$1,063,175.48	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

12/5/25	001.300.20700.10500
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Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
11/20/25	\$67,274.39	Duval Tax Dist 3
11/26/25	\$63,035.02	Duval Tax Dist 4
12/4/25	\$932,866.07	Duval Tax Dist 5
	<u>\$1,063,175.48</u>	

(Attach supporting documentation for request.)

Bartram Park CDD

GENERAL FUND

Check Request

Date	Amount	Authorized By
December 18, 2025	\$10,319.26	Bernadette Peregrino

Payable to:

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

Date Check Needed:

Budget Category:

12/18/25	001.300.20700.10500
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Intended Use of Funds Requested:

DUVAL COUNTY TAXES		
12/17/25	\$10,319.26	Duval Tax Dist 6
	<u>\$10,319.26</u>	

(Attach supporting documentation for request.)

