

BARTRAM PARK
Community Development District

April 22, 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

April 15, 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, April 22, 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 January 28, 2026 Meeting
- IV. Consideration of Resolution 2026-01, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date to Adopt (*proposed budget will be sent under separate cover*)
- V. Consideration of Resolution 2026-02, Setting a Public Hearing to Adopt Revised Rules of Procedure
- VI. Other Business
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 1. 2026 General Elections
 2. Report on the Number of Registered Voters (*will be sent under separate cover*)
- VIII. Audience Comments

- IX. Supervisor's Requests
- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2026
 - B. Assessment Receipt Schedules
 - C. Approval of Check Register
- XI. Next Scheduled Meeting – Wednesday, July 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, January 28, 2026 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:

Trisston Brown	Vice Chairman
Larry Lokey	Supervisor
Lynda Learn	Supervisor
Joan Nero <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber (phone)	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Oliver noted for the record that there were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 22, 2025 Meeting

Mr. Oliver presented the minutes of the October 22, 2025 meeting and asked for any questions, comments or revisions. A correction was noted to correct the spelling of Mr. Lokey's name. With no additional corrections, a motion was made and seconded.

C. Manager

Mr. Oliver advised that the proposed budget will be presented at the April 22, 2026 meeting to begin the FY27 budget process. In accordance with statutory requirements, the Board will approve a proposed budget by June 15, 2026 followed by a refinement period of at least 60 days. A public hearing will be scheduled thereafter, and upon adoption, the assessment rolls will be submitted to the Duval County Tax Collector by July 31, 2026. The early start to the budget process is required due to Duval County timelines.

Mr. Oliver also noted that the 2026 election cycle is approaching. The terms of Mr. Lokey and Ms. Learn expire in November 2026, while the remaining Supervisor’s terms expire in November 2028. The formal candidate qualifying period is the second week of June 2026 through the Supervisor of Elections, with an option to pre-qualify. Additional information on the qualifying process will be provided as needed.

EIGHTH ORDER OF BUSINESS

Audience Comments

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

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There were no Supervisor’s Requests.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2025

Mr. Oliver Reviewed the financials through December 31, 2025.

B. Assessment Receipt Schedule

Mr. Oliver noted the District is 96% collected and explained is typical at year-end, with remaining collections expected in January.

C. Approval of Check Register

Mr. Oliver presented the check register. He asked for any questions, comments, or concerns. Hearing no questions, he asked for a motion to approve.

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

**ELEVENTH ORDER OF BUSINESS Next Regular Scheduled Meeting –
Wednesday, April 22, 2026 at 11:00 a.m.**

Mr. Oliver stated the next regular scheduled meeting will be April 22, 2026 at 11:00 a.m. at the Hampton Inn & Suites, Jacksonville South – Bartram Park.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Learn, seconded by Mr. Lokey, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2026-01
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Bartram Park Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 22, 2026
TIME: 11:00 a.m.
LOCATION: Hampton Inn & Suites
13950 Village Lake Circle
Jacksonville, Florida 32258

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF APRIL, 2026.

ATTEST:

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Bartram Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on July 22, 2026, at 11:00 a.m., at Hampton Inn & Suites, 13950 Village Lake Circle, Jacksonville, FL 32258.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of April, 2026.

ATTEST:

**BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SEVENTH ORDER OF BUSINESS

C.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bartram Park Community Development District will commence at noon on June 8, 2026, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at 1 Imeson Park Boulevard, Jacksonville, Florida 32218, Phone (904) 255-3434. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Bartram Park Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Duval County Supervisor of Elections.

TENTH ORDER OF BUSINESS

A.

Bartram Park
Community Development District

Unaudited Financial Reporting
March 31, 2026



Table of Contents

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

Bartram Park
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 240,924	\$ -	\$ 14,340	\$ 255,265
Due from General Fund	-	-	-	-
Due from General Fund-2015	-	23,620	-	23,620
Due from General Fund-2022	-	18,927	-	18,927
Investments:				
State Board of Administration (SBA)	67,499	-	169,628	237,127
Custody US Bank Account	58,059	-	-	58,059
Series 2015A1				
Reserve	-	508,706	-	508,706
Revenue	-	1,271,987	-	1,271,987
Series 2015A2				
Reserve	-	127,875	-	127,875
Series 2022				
Reserve	-	51,956	-	51,956
Revenue	-	1,121,031	-	1,121,031
Interest	-	113	-	113
Prepayment	-	61	-	61
Sinking	-	2,709	-	2,709
Prepaid Expenses	1,667	-	-	1,667
Total Assets	\$ 368,150	\$ 3,200,405	\$ 183,968	\$ 3,752,523
Liabilities:				
Accounts Payable	\$ 4,888	\$ -	\$ -	\$ 4,888
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Due to Capital Reserve	-	-	-	-
Due to Debt Service - Series 2015	23,620	-	-	23,620
Due to Debt Service - Series 2022	18,927	-	-	18,927
Total Liabilities	\$ 47,435	\$ -	\$ -	\$ 47,435
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,667	\$ -	\$ -	\$ 1,667
Restricted for:				
Debt Service	-	3,200,405	-	3,200,405
Assigned for:				
Capital Reserve Fund	-	-	183,968	183,968
Unassigned	319,048	-	-	319,048
Total Fund Balances	\$ 320,715	\$ 3,200,405	\$ 183,968	\$ 3,705,088
Total Liabilities & Fund Balance	\$ 368,150	\$ 3,200,405	\$ 183,968	\$ 3,752,523

Bartram Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 129,495	\$ 126,400	\$ 126,400	\$ -
Interest	5,000	2,500	2,425	(75)
Total Revenues	\$ 134,495	\$ 128,900	\$ 128,825	\$ (75)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 4,000	\$ 1,600	\$ 1,600	\$ -
PR-FICA	306	122	122	-
Engineering	8,500	4,250	113	4,138
Attorney	15,000	7,500	1,346	6,155
Annual Audit	3,900	3,600	3,600	-
Assessment Administration	8,348	8,348	8,348	-
Arbitrage Rebate	1,260	-	-	-
Trustee Fees	10,800	8,950	8,950	-
Management Fees	53,090	26,545	26,545	-
Information Technology	1,809	905	905	0
Website Maintenance	1,169	584	585	-
Telephone	150	75	9	66
Postage & Delivery	400	200	188	12
Insurance General Liability/Public Officials	8,279	8,279	8,295	(16)
Meeting Room Rental	-	-	400	(400)
Printing & Binding	500	250	39	211
Legal Advertising	800	800	802	(2)
Other Current Charges	1,500	300	300	-
Office Supplies	100	50	0	50
Dues, Licenses & Subscriptions	175	175	175	-
Capital Reserves-Transfer out	14,410	-	-	-
Total General & Administrative	\$ 134,495	\$ 72,533	\$ 62,321	\$ 10,212
Total Expenditures	\$ 134,495	\$ 72,533	\$ 62,321	\$ 10,212
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 56,367	\$ 66,503	\$ 10,137
Net Change in Fund Balance	\$ -	\$ 56,367	\$ 66,503	\$ 10,137
Fund Balance - Beginning	\$ -		\$ 254,212	
Fund Balance - Ending	\$ -		\$ 320,715	

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	\$ 3,712	\$ 1,103	\$ 711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,400
Interest	465	420	402	395	369	374	-	-	-	-	-	-	2,425
Total Revenues	\$ 465	\$ 20,838	\$ 100,859	\$ 4,108	\$ 1,472	\$ 1,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,825
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
PR-FICA	61	-	-	61	-	-	-	-	-	-	-	-	122
Engineering	-	113	-	-	-	-	-	-	-	-	-	-	113
Attorney	212	53	193	443	445	-	-	-	-	-	-	-	1,346
Annual Audit	-	-	-	-	3,600	-	-	-	-	-	-	-	3,600
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	6,617	-	-	-	-	2,333	-	-	-	-	-	-	8,950
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	-	26,545
Information Technology	151	151	151	151	151	151	-	-	-	-	-	-	905
Website Maintenance	97	97	97	97	97	97	-	-	-	-	-	-	585
Telephone	-	-	5	-	-	4	-	-	-	-	-	-	9
Postage & Delivery	31	28	28	55	45	1	-	-	-	-	-	-	188
Insurance General Liability/Public Officials	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Meeting Room Rental	200	-	-	200	-	-	-	-	-	-	-	-	400
Printing & Binding	-	5	3	2	21	8	-	-	-	-	-	-	39
Legal Advertising	397	-	-	405	-	-	-	-	-	-	-	-	802
Other Current Charges	300	-	-	-	-	-	-	-	-	-	-	-	300
Office Supplies	0	0	0	0	0	0	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Reserves-Transfer out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 30,108	\$ 4,871	\$ 4,902	\$ 6,638	\$ 8,784	\$ 7,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,321
Total Expenditures	\$ 30,108	\$ 4,871	\$ 4,902	\$ 6,638	\$ 8,784	\$ 7,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,321
Excess (Deficiency) of Revenues over Expenditures	\$ (29,643)	\$ 15,967	\$ 95,957	\$ (2,530)	\$ (7,312)	\$ (5,935)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,503

Bartram Park
Community Development District
Debt Service Fund Series 2015 A1&A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,305,910	\$ 1,274,697	\$ 1,274,697	\$ -
Interest Income	35,000	17,500	24,008	6,508
Total Revenues	\$ 1,340,910	\$ 1,292,197	\$ 1,298,704	\$ 6,508
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	\$ 1,061,478	\$ 1,057,985	\$ (3,492)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 54,472	\$ 1,061,478	\$ 1,057,985	\$ (3,492)
Fund Balance - Beginning	\$ 160,974		\$ 947,623	
Fund Balance - Ending	\$ 215,447		\$ 2,005,609	

Bartram Park
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,046,459	\$ 1,021,447	\$ 1,021,447	\$ -
Interest Income	18,000	9,000	11,296	2,296
Total Revenues	\$ 1,064,459	\$ 1,030,447	\$ 1,032,743	\$ 2,296
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	\$ 882,467	\$ 879,763	\$ (2,704)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,499	\$ 882,467	\$ 879,763	\$ (2,704)
Fund Balance - Beginning	\$ 262,966		\$ 315,033	
Fund Balance - Ending	\$ 276,465		\$ 1,194,797	

Bartram Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 14,410	\$ -	\$ -	\$ -
Interest	4,000	2,000	3,310	1,310
Total Revenues	\$ 18,410	\$ 2,000	\$ 3,310	\$ 1,310
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	-	-	-
Other Service Charges	425	213	327	(114)
Total Expenditures	\$ 425	\$ 213	\$ 327	\$ (114)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,985	\$ 1,788	\$ 2,983	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,985		\$ 2,983	
Fund Balance - Beginning	\$ 180,897		\$ 180,985	
Fund Balance - Ending	\$ 198,882		\$ 183,968	

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	\$508,706
Reserve Fund Balance	\$508,706
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	\$127,875
Reserve Fund Balance	\$127,875
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	\$51,935
Reserve Fund Balance	\$51,956
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 2026
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Total</i>
General Fund				
	1/1/2026 - 1/31/2026	1430-1433	\$188,633.23	
	2/1/2026 - 2/28/2026	1434-1436	5,255.94	
	3/1/2026 - 3/31/2026	1437-1439	8,531.10	
Total General Fund				\$202,420.27
TOTAL				\$202,420.27

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/13/26	00012	1/01/26	287	202601 310-51300-34000	JAN MANAGEMENT FEES	*	4,424.17		
1/01/26		287		202601 310-51300-35110	JAN WEBSITE ADMIN	*	97.42		
1/01/26		287		202601 310-51300-35100	JAN INFORMATION TECH	*	150.75		
1/01/26		287		202601 310-51300-51000	OFFICE SUPPLIES	*	.03		
1/01/26		287		202601 310-51300-42000	POSTAGE	*	54.64		
1/01/26		287		202601 310-51300-42500	COPIES	*	1.95		
GOVERNMENTAL MANAGEMENT SERVICES								4,728.96	001430
1/14/26	00057	1/14/26	01142026	202601 300-20700-10500	12/10/25 DUVAL TAX DIST 6	*	69,876.80		
1/14/26		01142026		202601 300-20700-10500	1/12/26 DUVAL TAX DIST 8	*	32,106.03		
THE BANK OF NEW YORK MELLON, N.A.								101,982.83	001431
1/14/26	00074	1/14/26	01414202	202601 300-20700-11000	12/10/25 DUVAL TAX DIST 6	*	55,994.06		
1/14/26		01414202		202601 300-20700-11000	1/12/26 DUVAL TAX DIST 8	*	25,727.38		
THE BANK OF NEW YORK MELLON NA								81,721.44	001432
1/26/26	00076	1/23/26	BARTRAMP	202601 310-51300-46000	RM RENTAL-CDD MTG 1/28/26	*	200.00		
HAMPTON INN & SUITES BARTAM PARK								200.00	001433
TOTAL FOR BANK A							188,633.23		
TOTAL FOR REGISTER							188,633.23		

Governmental Management Services, LLC

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

Invoice

Invoice #: 287
Invoice Date: 1/1/26
Due Date: 1/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2026		4,424.17	4,424.17
Website Administration - January 2026		97.42	97.42
Information Technology -January 2026		150.75	150.75
Office Supplies		0.03	0.03
Postage		54.64	54.64
Copies		1.95	1.95

Total \$4,728.96

Payments/Credits \$0.00

Balance Due \$4,728.96

RECEIVED

By Tara Lee at 11:25 am, Jan 07, 2026

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 #: BartramParkCDD1.28.2026
Invoice Date: 1.23.2026

Invoice For: Bartram Park CDD 1.28.2026

Date:	Description	Daily Room Count	Daily Rate	Current Tax 7.5%	Daily Rate Per Room	Total Rate Per Day
Wed., 1.28.2026	Meeting Room Rental on 1.28.2026	1	\$ 200.00	\$15.00	\$ 200.00	\$ 200.00
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
				\$0.00	\$ -	\$ -
	Provided invoice reflects no taxes as a current FL tax cert is on file.			\$0.00	\$ -	\$ -
	Payment must be written on an organizational check where the			\$0.00	\$ -	\$ -
	name listed on the check matches the organizational name on the			\$0.00	\$ -	\$ -
	FL tax cert, otherwise taxes will be applicable.			\$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 1:48 pm, Jan 23, 2026

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00078	12/31/25	83913	202511	310	51300	31100		NOV ENGINEERING SERVICES	*	112.50		
									ALLIANT ENGINEERING INC			112.50	001434
2/10/26	00012	2/01/26	288	202602	310	51300	34000		FEB MANAGEMENT FEES	*	4,424.17		
		2/01/26	288	202602	310	51300	35110		FEB WEBSITE ADMIN	*	97.42		
		2/01/26	288	202602	310	51300	35100		FEB INFORMATION TECH	*	150.75		
		2/01/26	288	202602	310	51300	51000		OFFICE SUPPLIES	*	.12		
		2/01/26	288	202602	310	51300	42000		POSTAGE	*	44.93		
		2/01/26	288	202602	310	51300	42500		COPIES	*	21.45		
									GOVERNMENTAL MANAGEMENT SERVICES			4,738.84	001435
2/10/26	00077	1/31/26	7553017	202601	310	51300	48000		NOTICE OF MEETING-1/28	*	404.60		
									USA TODAY MEDIA CORP			404.60	001436
TOTAL FOR BANK A											5,255.94		
TOTAL FOR REGISTER											5,255.94		



733 Marquette Ave Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

ALLIANT

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

December 31, 2025
 Invoice No: 83913
 Due Date: January 30, 2026

Project Contact Jim Oliver
 Project 4000554-00 Bartram Park CDD Continuing Services Agreement
Professional Services through November 30, 2025

Task 001 TBD

Professional Personnel

			Hours	Rate	Amount
Employee					
Mansen, Andrew	7/23/2025		.75	150.00	112.50
Research CDD background documents from SJRWMD and COJ permitting websites to become familiar with CDD					
	Totals		.75		112.50
	Total Labor				112.50
				Total this Task	\$112.50
				Total this Invoice	<u>\$112.50</u>

RECEIVED

By Tara Lee at 9:43 am, Feb 09, 2026

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

Invoice

Invoice #: 288
Invoice Date: 2/1/26
Due Date: 2/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2026		4,424.17	4,424.17
Website Administration - February 2026		97.42	97.42
Information Technology - February 2026		150.75	150.75
Office Supplies		0.12	0.12
Postage		44.93	44.93
Copies		21.45	21.45

Total \$4,738.84

Payments/Credits \$0.00

Balance Due \$4,738.84

RECEIVED
 By Tara Lee at 8:08 am, Feb 05, 2026

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 01/15/2026
JKL Jacksonville.com 01/15/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/15/2026



Legal Clerk

Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$404.60	
Tax Amount:	\$0.00	
Payment Cost:	\$404.60	
Order No:	11943766	# of Copies:
Customer No:	1509309	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Park Community Development District will be held on Wednesday, January 28, 2026 at 11:00 a.m. at Hampton Inn & Suites Jacksonville South - Bartram Park 13950 Village Lake Cir, Jacksonville, FL 32258, United States. 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) 940-5860 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
1/15/2026

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00030	2/02/26	28538	202602	310	51300	32200		AUDIT FYE 09/30/25	*	3,600.00		
GRAU AND ASSOCIATES												3,600.00	001437
3/03/26	00073	2/26/26	3703073	202511	310	51300	31500		NOV GENERAL COUNSEL	*	53.00		
		2/26/26	3703073	202512	310	51300	31500		DEC GENERAL COUNSEL	*	192.50		
KUTAK ROCK LLP												245.50	001438
3/09/26	00012	3/01/26	289	202603	310	51300	34000		MAR MANAGEMENT FEES	*	4,424.17		
		3/01/26	289	202603	310	51300	35110		MAR WEBSITE ADMIN	*	97.42		
		3/01/26	289	202603	310	51300	35100		MAR INFORMATION TECH	*	150.75		
		3/01/26	289	202603	310	51300	51000		OFFICE SUPPLIES	*	.06		
		3/01/26	289	202603	310	51300	42000		POSTAGE	*	1.48		
		3/01/26	289	202603	310	51300	42500		COPIES	*	7.80		
		3/01/26	289	202603	310	51300	41000		TELEPHONE	*	3.92		
GOVERNMENTAL MANAGEMENT SERVICES												4,685.60	001439
TOTAL FOR BANK A											8,531.10		
TOTAL FOR REGISTER											8,531.10		

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. 28538
Date 02/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,600.00</u>
Current Amount Due	\$ <u>3,600.00</u>

RECEIVED
By Tara Lee at 9:44 am, Mar 02, 2026

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,600.00	0.00	0.00	0.00	0.00	3,600.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 26, 2026

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. 3703073
3223-1

Re: Bartram Park CDD - General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	53.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
12/13/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$245.50

TOTAL CURRENT AMOUNT DUE \$245.50

RECEIVED
By Tara Lee at 1:04 pm, Feb 26, 2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 289

Invoice Date: 3/1/26

Due Date: 3/1/26

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2026		4,424.17	4,424.17
Website Administration - March 2026		97.42	97.42
Information Technology - March 2026		150.75	150.75
Office Supplies		0.06	0.06
Postage		1.48	1.48
Copies		7.80	7.80
Telephone		3.92	3.92

Total \$4,685.60

Payments/Credits \$0.00

Balance Due \$4,685.60

RECEIVED

By Tara Lee at 8:31 am, Mar 06, 2026