ORDERED.

Dated: August 13, 2026

Jason A. Burgess
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
JACKSONVILLE DIVISION

In re	)	
BARTRAM PARK IWC, LLC,[1]	)	Case No.: 3:26-bk-3581-BAJ
Debtor.	)	Chapter 11
	)	

ORDER AUTHORIZING DEBTOR'S USE OF CASH COLLATERAL ON AN INTERIM BASIS

This Chapter 11 case came before the Court upon the motion filed by debtor, Bartram Park IWC, LLC ("Bartram Park" or "Debtor"), seeking the entry of interim and final orders, pursuant to §§ 105(a), 361, 363(c), 503(b) and 507 of title 11 of the United States Code (the "Bankruptcy Code") and Rule 4001 of the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules"), authorizing the Debtor to utilize the cash collateral of its Secured Creditors [Docket No. 7]. A preliminary hearing on the motion was held August 11, 2026. Upon consideration of the motion, it is ORDERED:

[1] The Federal Employer Identification Number of the Debtor is 84-2374169. The principal address of the Debtor is 360 Bartram Market Drive, St. Johns, Florida 32259.

1. Pursuant to 11 U.S.C. § 363(c)(2), Debtor is hereby authorized to utilize the cash collateral of Secured Creditors (as defined in the Motion) on an interim basis to pay ordinary course obligations or other sums permitted by order of the Court until this order is amended or superseded.

2. As adequate protection for any diminution in the value of cash collateral and other prepetition collateral resulting from the Debtor's use thereof after the Petition Date ("Diminution"), Secured Creditors shall be entitled to a continuing replacement lien and security interest (the "Rollover Lien") in all assets of the Debtor's existing on or after the Petition Date of the same type as the prepetition collateral, together with the proceeds, rents, products and profits thereof, whether acquired or arising before or after the Petition Date, to the same extent, validity, perfection, enforceability and priority of the liens and security interests of the Secured Creditors as of the Petition Date. The Rollover Lien shall be limited to the amount of any diminution and does not extend to any avoidance claims held by the estate.

3. The Rollover Lien shall not be subject or subordinate to (i) any liens arising after the Petition Date except for any liens or security interests in favor of any federal, state, municipal or other government unit, commission, board or court for any tax liability of the Debtors, whether secured or unsecured, including property taxes for which liability is in rem, in personam, or both and a tax of a kind specified in 11 U.S.C. § 507(a)(8), or (ii) any other lien or security interest under 11 U.S.C. §§ 363 or 364, or otherwise.

4. All cash, income or revenues received by Debtor shall be deposited into the debtor in possession bank account or such other accounts as may be permitted to be maintained pursuant to separate order of this Court (the "DIP Accounts") and shall only

be used for the payment of actual and necessary expenses of preserving the estate, including professional fees and costs authorized under §§ 328 and 330 of the Bankruptcy Code. All disbursements from the DIP Accounts shall be accounted for in the monthly debtor in possession operating reports to be filed by Debtor with the Court.

5. The lien granted hereunder shall be valid and perfected without the need for the execution of filing of any further document or instrument otherwise required to be filed under applicable non-bankruptcy law.

6. The Debtor's authority to use Cash Collateral hereunder shall terminate without any further action by this Court and a Termination Event shall occur without prior notice upon the occurrence of any of the following (also a "Termination Event"):

i. the Debtor's Chapter 11 case is dismissed or converted to a case under Chapter 7 of the Bankruptcy Code;

ii. the earlier of the date of the entry of an order of this Court appointing a Chapter 11 trustee or an examiner with enlarged powers (beyond those set forth in §§ 1104(c) and 1106(a)(3) and (4) of the Bankruptcy Code) for the Debtor or the date the Debtor files a motion, application or other pleading consenting to or acquiescing in any such appointment; or

iii. this Interim Order becomes stayed, reversed, vacated, amended or otherwise modified in any respect without the prior written consent of Secured Creditors;

7. Secured Creditors shall be entitled to the full protections of § 363(m) of the Bankruptcy Code with respect to the Rollover Lien and all other adequate protection created or authorized by the cash collateral order in the event that the order or any authorization contained therein is stayed, vacated, reversed or modified on appeal. Any stay, modification, reversal, or vacation of the cash collateral order shall not affect the

validity of any obligation of the Debtor to Secured Creditors, incurred pursuant to the cash collateral order.

8. The Court will conduct a further hearing on the Motion on October 1, 2026, beginning at 9:00 a.m. The hearing will be held in Courtroom 4A, United States Bankruptcy Court, Middle District of Florida Jacksonville Division, 300 North Hogan Street, Suite 3-150, Jacksonville, Florida 32202. All parties may attend the hearing in person. Parties are directed to consult the Procedures Governing Court Appearances regarding the Court's policies and procedures for attendance at hearings by Zoom, available at https://www.flmb.uscourts.gov/judges/burgess. The Court may continue this matter upon announcement made in open court without further notice.

Bradley R. Markey, Esq. is directed to serve this Order on parties entitled to service of this order who are non-CM/ECF users and to file proof of same within 3 days of the date of this Order.