

*Bradbury
Community Development District*

Meeting Agenda

November 16, 2022

AGENDA

Bradbury

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 9, 2022

**Board of Supervisors
Bradbury
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Bradbury Community Development District** will be held on **Wednesday, November 16, 2022 at 2:15 PM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/82925769991>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 829 2576 9991

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Review and Ranking of Proposals Received for Construction Services RFP
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet & Income Statement
5. Other Business
6. Supervisors Requests and Audience Comments
7. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

**Sons Subdivision
Ranking Results
BID OPENING 11/07/2022**

Sons Subdivision (811 Lots)		Phase 1 & 2 w/ Offsite				Maximum Points	25	25	10	20	15	5	100		
Bidder	Opening Price	Adjusted Price	Substantial Completion Days	Price Rank	Schedule Rank	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank	Cost/Lot	
KEARNEY	\$ 21,345,678.91	\$ 22,016,078.02	400	1	2	25.0	24.6	10	20	15	5	99.6	1	\$27,146.83	
QGS	\$ 24,226,863.54	\$ 24,226,863.54	576	2	4	22.5	13.4	10	20	15	5	85.8	3	\$29,872.83	
JDC	\$ 26,891,877.00	\$ 26,891,877.00	600	4	5	19.5	11.8	10	20	15	5	81.3	4	\$33,158.91	
TUCKER	\$ 26,854,613.13	\$ 26,250,744.45	393	3	1	20.2	25.0	10	20	15	5	95.2	2	\$32,368.37	No BID BOND;
WAL-ROSE	\$ 28,826,986.14	\$ 28,826,986.14	451	5	3	17.3	21.3	10	10	15	5	78.6	5	\$35,544.99	No BID BOND; Warranty BOND; Performance BOND

Phase 1 & 2 w/ Offsite

Note: Adjustments

Kearney - Crushed Concrete Base & Stabilized Subgrade instead of Soil Cement & Compacted Subgrade = +\$1,879,077.75

Kearney - Stockpile Excess = +\$368,938.25

Tucker - Crushed Concrete Base instead of Limerock Base = -\$603,868.68

JDC - Remove Bricker Pavers Line Item = -\$17,359.75

Sons Subdivision (456 Lots)		Phase 1 w/ Offsite				Maximum Points	25	25	10	20	15	5	100		
Bidder	Opening Price	Adjusted Price	Substantial Completion Days	Price Rank	Schedule Rank	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank	Cost/Lot	
KEARNEY	\$ 13,054,320.98	\$ 13,495,226.64	390	1	3	25.0	22.1	10	20	15	5	97.1	1	\$29,594.80	
QGS	\$ 15,803,230.14	\$ 15,803,230.14	465	3	5	20.7	16.8	10	20	15	5	87.5	3	\$34,656.21	
JDC	\$ 16,814,484.95	\$ 16,807,596.95	350	5	2	18.9	25.0	10	20	15	5	93.9	2	\$36,858.77	
TUCKER	\$ 17,051,258.30	\$ 16,720,328.32	238	4	1	19.0	17.5	10	20	15	5	86.5	4	\$36,667.39	No BID BOND;
WAL-ROSE	\$ 15,728,378.68	\$ 15,728,378.68	451	2	4	20.9	17.8	10	10	15	5	78.6	5	\$34,492.06	No BID BOND; Warranty BOND; Performance BOND

Phase 1 w/ Offsite

Note: Adjustments

Kearney - Crushed Concrete Base & Stabilized Subgrade instead of Soil Cement & Compacted Subgrade = +\$71,967.41

Kearney - Stockpile Excess = +\$368,938.25

Tucker - Crushed Concrete Base instead of Limerock Base = -\$331,986.60

JDC - Remove Bricker Pavers Line Item = -\$8,910.00

Tucker - Docked 30% of 25 Points for Unrealistic Schedule

Sons Subdivision (355 Lots)		Phase 2				Maximum Points	25	25	10	20	15	5	100		
Bidder	Opening Price	Adjusted Price	Substantial Completion Days	Price Rank	Schedule Rank	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank	Cost/Lot	
KEARNEY	\$ 8,456,789.10	\$ 8,520,851.38	358	1	4	25.0	20.2	10	20	15	5	95.2	2	\$24,002.40	
QGS	\$ 9,252,656.44	\$ 9,252,656.44	300	2	3	22.9	25.0	10	20	15	5	97.9	1	\$26,063.82	
JDC	\$ 10,277,392.85	\$ 10,268,943.10	255	4	2	19.9	21.3	10	20	15	5	91.1	3	\$28,926.60	
TUCKER	\$ 10,273,065.13	\$ 10,001,183.05	210	3	1	20.7	17.5	10	20	15	5	88.2	4	\$28,172.35	No BID BOND;
WAL-ROSE	\$ 11,155,423.07	\$ 11,155,423.07	467	5	5	17.3	11.1	10	20	15	5	78.4	5	\$31,423.73	No BID BOND; Warranty BOND; Performance BOND

Phase 2

Note: Adjustments

Kearney - Crushed Concrete Base & Stabilized Subgrade instead of Soil Cement & Compacted Subgrade = +\$64,062.28

Tucker - Crushed Concrete Base instead of Limerock Base = -\$271,882.08

JDC - Remove Bricker Pavers Line Item = -\$8,449.75

Tucker & JDC - Docked 30% of 25 Points for Unrealistic Schedule

SECTION IV

SECTION C

SECTION 1

Bradbury
Community Development District

Unaudited Financial Reporting
September 30, 2022



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1	<hr/>	<u>Balance Sheet</u>
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Bradbury
Community Development District
Combined Balance Sheet
September 30, 2022

	<i>General Fund</i>	<i>Totals Governmental Fund</i>
Assets:		
Due from Developer	\$ 41,500	\$ 41,500
Total Assets	\$ 41,500	\$ 41,500
Liabilities:		
Accounts Payable	\$ 11,064	\$ 11,064
Total Liabilities	\$ 11,064	\$ 11,064
Fund Balance:		
Unassigned	\$ 30,436	\$ 30,436
Total Fund Balances	\$ 30,436	\$ 30,436
Total Liabilities & Fund Balance	\$ 41,500	\$ 41,500

Bradbury
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Developer Contributions	\$ 41,779	\$ 41,779	\$ 41,500	\$ (279)
Total Revenues	\$ 41,779	\$ 41,779	\$ 41,500	\$ (279)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 2,000	\$ 2,000	\$ 600	\$ 1,400
Engineering	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 4,167	\$ 4,167	\$ 2,812	\$ 1,355
Management Fees	\$ 6,250	\$ 6,250	\$ 3,931	\$ 2,319
Information Technology	\$ 300	\$ 300	\$ 189	\$ 111
Website Maintenance	\$ 1,950	\$ 1,950	\$ 126	\$ 1,824
Postage & Delivery	\$ 167	\$ 167	\$ 0	\$ 166
Insurance	\$ 5,000	\$ 5,000	\$ 520	\$ 4,480
Copies	\$ 167	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 15,000	\$ 15,000	\$ 2,884	\$ 12,116
Other Current Charges	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Office Supplies	\$ 104	\$ 104	\$ 3	\$ 102
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175
Total Expenditures	\$ 41,779	\$ 41,779	\$ 11,064	\$ 30,715
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 30,436	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 30,436	

Bradbury
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,500	\$ -	\$ 41,500
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,500	\$ -	\$ 41,500
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,368	\$ 444	\$ 2,812
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 806	\$ 3,125	\$ 3,931
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39	\$ 150	\$ 189
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26	\$ 100	\$ 126
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520	\$ 520
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331	\$ 2,553	\$ 2,884
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ 3
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,170	\$ 6,895	\$ 11,064
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,330	\$ (6,895)	\$ 30,436