

*Bradbury
Community Development District*

Meeting Agenda

January 3, 2023

AGENDA

Bradbury

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

December 27, 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 **Tuesday, January 3, 2023 at 9:15 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/85277792608>

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

Meeting ID: 852 7779 2608

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. Approval of Minutes from the November 16, 2022 Board of Supervisors Meeting
4. Ratification of Amended Notices of Intent to Award Phase 1 & 2 Project Work
5. Consideration of Resolution 2023-07 Making Findings and Ratifying Staff's Actions in Sending Amended Notices of Intent to Award for Project
6. Consideration of Contract Agreement with Polk County Property Appraiser
7. Consideration of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
BRADBURY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held Wednesday, **November 16, 2022** at 2:15 p.m. at 346 E. Central Ave. Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Chuck Cavaretta	Assistant Secretary
Daniel Arnette	Assistant Secretary
Andrew Rhinehart (<i>via Zoom</i>)	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Lauren Gentry	District Counsel, KE Law
Heather Wertz	Absolute Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Review and Ranking of Proposals Received for Construction Services RFP (*to be provided under separate cover*)

Ms. Burns stated that the Board was provided a copy of the RFP responses and Ms. Wertz presented a brief summary for the Board. Phase 1 bids have been reviewed and minor adjustments were made to even the bids due to material differences. Tucker had bid a schedule date that staff believed to be unreasonable, so their score was docked because of that reason. The rankings resulted with Kearney ranked #1 with 97.1 points and a total estimated cost of \$13,495,226.64 and

Ms. Wertz’s recommendation would be to award the project to Kearney. Ms. Burns asked for a motion to accept the rankings as stated with Kearney #1, JDC #2, QGS #3, Tucker #4, and Wal-Rose #5 along with sending a notice of intent to award to Kearney. Mr. Malave noted that he would like it stated for the record that Tucker and Wal-Rose did not provide documents for bid bonds.

On MOTION by Mr. Heath, seconded by Mr. Cavaretta, with all in favor, Accepting the Rankings above and Sending a Notice of Intent to Award to Kearney, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry noted that the bond validation was successful. She had nothing further to report to the Board.

B. Engineer

Mr. Malave had nothing further to report to the Board.

C. District Manager’s Report

i. Balance Sheet & Income Statement

Ms. Burns noted that financial statements were included in the agenda package for review and no action was required.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Heath, seconded by Mr. Cavaretta, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Bradbury Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone (407) 841-5524 / Fax (407) 839-1526

December 19, 2022

Via Facsimile & Certified Mail

Kristy Kelley, Secretary
Jr. Davis Construction Company, Inc
210 Hangar Road
Kissimmee, Florida 34741

***Re: Bradbury Community Development District - Notice of Intent to Award
Construction Services for Phase 2 Construction a/k/a "Sons Phase 2 Subdivision
Infrastructure"***

Dear Ms. Kelley:

The Bradbury Community Development District (the "District") received five (5) proposals in response to its Request for Proposals for Construction Services for the above-described project ("RFP"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The Board scored the submitted proposals in accordance with the evaluation criteria provided in the proposal documents. In accordance with the Board's scores, The Kearney Companies, LLC ("Kearney"), was ranked the highest responsive and responsible proposer for Phase 2. After reviewing the proposals received, the District, through its Chairman, has determined to move forward with award of a contract for Phase 2, in addition to the previous Phase 1 and offsite award, at this time. The purpose of this notice is to inform you of the District's intent to begin the negotiations for a contract for construction services with Kearney for Phase 2. This award will be considered for ratification at its next Board meeting in January and remains subject to confirmation by the Board.

Please note that a failure to file a written notice of protest of this decision within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after receipt of this Notice of Intent to Award, followed by a formal written protest stating with particularity the facts and law upon which such protest is based within seven (7) calendar days (inclusive of Saturdays, Sundays and state holidays), shall constitute a waiver of proceedings under Chapter 190, *Florida Statutes*, and the District's Rules of Procedure.

The District appreciates the interest you have shown in this project and thanks you for your efforts related to this RFP – we look forward to working with you.

Sincerely,



Jillian Burns
District Manager

cc: Roy Van Wyk, District Counsel (via e-mail only)
Heather Wertz, District Engineer (via e-mail only)

Bradbury Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone (407) 841-5524 / Fax (407) 839-1526

December 19, 2022

Via Facsimile & Certified Mail

Bing Kearney, Executive
The Kearney Companies, LLC
9625 Wes Kearney Way
Riverview, Florida 33578

***Re: Bradbury Community Development District - Notice of Intent to Award
Construction Services for Phase 2 Construction a/k/a "Sons Phase 2 Subdivision
Infrastructure"***

Dear Mr. Kearney:

The Bradbury Community Development District (the "District") received five (5) proposals in response to its Request for Proposals for Construction Services for the above-described project ("RFP"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The Board scored the submitted proposals in accordance with the evaluation criteria provided in the proposal documents. In accordance with the Board's scores, The Kearney Companies, LLC ("Kearney"), was ranked the highest responsive and responsible proposer for Phase 2. After reviewing the proposals received, the District, through its Chairman, has determined to move forward with award of a contract for Phase 2 at this time. The purpose of this notice is to inform you of the District's intent to award a contract for construction services with Kearney for Phase 2, in addition to your previous award. This award will be considered for ratification at its next Board meeting in January and remains subject to confirmation by the Board.

Please note that a failure to file a written notice of protest of this decision within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after receipt of this Notice of Intent to Award, followed by a formal written protest stating with particularity the facts and law upon which such protest is based within seven (7) calendar days (inclusive of Saturdays, Sundays and state holidays), shall constitute a waiver of proceedings under Chapter 190, *Florida Statutes*, and the District's Rules of Procedure.

The District appreciates the interest you have shown in this project and thanks you for your efforts related to this RFP. A District representative will be in touch to finalize the contract.

Sincerely,



Jillian Burns
District Manager

cc: Roy Van Wyk, District Counsel (via e-mail only)
Heather Wertz, District Engineer (via e-mail only)

Bradbury Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone (407) 841-5524 / Fax (407) 839-1526

December 19, 2022

Via Facsimile & Certified Mail

Thomas Barnes, Vice President
Q.G.S. Development, Inc.
1450 S. Park Road
Plant City, Florida 33566
Facsimile – (813) 634-1733

***Re: Bradbury Community Development District - Notice of Intent to Award
Construction Services for Phase 2 Construction a/k/a "Sons Phase 2 Subdivision
Infrastructure"***

Dear Mr. Barnes:

The Bradbury Community Development District (the "District") received five (5) proposals in response to its Request for Proposals for Construction Services for the above-described project ("RFP"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The Board scored the submitted proposals in accordance with the evaluation criteria provided in the proposal documents. In accordance with the Board's scores, The Kearney Companies, LLC ("Kearney"), was ranked the highest responsive and responsible proposer for Phase 2. After reviewing the proposals received, the District, through its Chairman, has determined to move forward with award of a contract for Phase 2, in addition to the previous Phase 1 and offsite award, at this time. The purpose of this notice is to inform you of the District's intent to begin the negotiations for a contract for construction services with Kearney for Phase 2. This award will be considered for ratification at its next Board meeting in January and remains subject to confirmation by the Board.

Please note that a failure to file a written notice of protest of this decision within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after receipt of this Notice of Intent to Award, followed by a formal written protest stating with particularity the facts and law upon which such protest is based within seven (7) calendar days (inclusive of Saturdays, Sundays and state holidays), shall constitute a waiver of proceedings under Chapter 190, *Florida Statutes*, and the District's Rules of Procedure.

The District appreciates the interest you have shown in this project and thanks you for your efforts related to this RFP.

Sincerely,



Jillian Burns
District Manager

cc: Roy Van Wyk, District Counsel (via e-mail only)
Heather Wertz, District Engineer (via e-mail only)

Bradbury Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone (407) 841-5524 / Fax (407) 839-1526

December 19, 2022

Via Facsimile & Certified Mail

Patrick Braisted, Executive Vice President

Tucker Paving, Inc.

5658 Lucerne Park Road

Winter Haven, Florida 33881

***Re: Bradbury Community Development District - Notice of Intent to Award
Construction Services for Phase 2 Construction a/k/a "Sons Phase 2 Subdivision
Infrastructure"***

Dear Mr. Braisted:

The Bradbury Community Development District (the "District") received five (5) proposals in response to its Request for Proposals for Construction Services for the above-described project ("RFP"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The Board scored the submitted proposals in accordance with the evaluation criteria provided in the proposal documents. In accordance with the Board's scores, The Kearney Companies, LLC ("Kearney"), was ranked the highest responsive and responsible proposer for Phase 2. After reviewing the proposals received, the District, through its Chairman, has determined to move forward with award of a contract for Phase 2, in addition to the previous Phase 1 and offsite award, at this time. The purpose of this notice is to inform you of the District's intent to begin the negotiations for a contract for construction services with Kearney for Phase 2. This award will be considered for ratification at its next Board meeting in January and remains subject to confirmation by the Board.

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The District appreciates the interest you have shown in this project and thanks you for your efforts related to this RFP.

Sincerely,



Jillian Burns
District Manager

cc: Roy Van Wyk, District Counsel (via e-mail only)
Heather Wertz, District Engineer (via e-mail only)

Bradbury Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone (407) 841-5524 / Fax (407) 839-1526

December 19, 2022

Via Facsimile & Certified Mail

Melinda Griffith, CFO

Wal-Rose, Inc.

2150 Marquette Avenue

Sanford, Florida 32773

***Re: Bradbury Community Development District - Notice of Intent to Award
Construction Services for Phase 2 Construction a/k/a "Sons Phase 2 Subdivision
Infrastructure"***

Dear Ms. Griffith:

The Bradbury Community Development District (the "District") received five (5) proposals in response to its Request for Proposals for Construction Services for the above-described project ("RFP"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The proposals were reviewed at a duly noticed, public meeting of the District's Board of Supervisors ("Board"). The Board scored the submitted proposals in accordance with the evaluation criteria provided in the proposal documents. In accordance with the Board's scores, The Kearney Companies, LLC ("Kearney"), was ranked the highest responsive and responsible proposer for Phase 2. After reviewing the proposals received, the District, through its Chairman, has determined to move forward with award of a contract for Phase 2, in addition to the previous Phase 1 and offsite award, at this time. The purpose of this notice is to inform you of the District's intent to begin the negotiations for a contract for construction services with Kearney for Phase 2. This award will be considered for ratification at its next Board meeting in January and remains subject to confirmation by the Board.

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The District appreciates the interest you have shown in this project and thanks you for your efforts related to this RFP.

Sincerely,



Jillian Burns

District Manager

cc: Roy Van Wyk, District Counsel (via e-mail only)
Heather Wertz, District Engineer (via e-mail only)

SECTION V

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRADBURY COMMUNITY DEVELOPMENT DISTRICT REGARDING THE RATIFICATION OF INTENT TO AWARD A CONTRACT FOR CONSTRUCTION SERVICES FOR PHASE 1, PHASE 2 AND OFFSITE IMPROVEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bradbury Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities within and without its boundaries; and

WHEREAS, the District previously solicited request for proposals (“RFP”) from firms interested in providing construction services related to the District’s proposed Phase 1, Phase 2 and Offsites Construction Project (the “Project”); and

WHEREAS, the District’s Board of Supervisors (the “Board”) previously received and evaluated, and for Phase 1 and the Offsite Improvement portion of the Project, formally ranked the request for proposals responses from five firms interested in providing the services relative to a portion of the Project; and

WHEREAS, the Board, after considering all responses, found two proposers to be nonresponsive for failure to submit a bid bond, among other deficiencies and ranked the remaining three responses; and

WHEREAS, in accordance with said rankings, the Board determined at a publicly noticed meeting its intent to award the Phase 1 and the Offsite Improvement portion of the Project to Kearney and to delay award of its ranking for the Phase 2 portion of the Project; and

WHEREAS, subsequent to such award, the Chairman of the Board determined, for efficiencies of construction costs, development timelines, avoidance of additional compensation, costs, fees, material escalation and other considerations that may be incurred by the District, it in the best interests of the District to award the entire Project to Kearney, which was ranked the number one most responsive proposer for the entire Project by the Board at its previous public meeting, subject to ratification by the Board at its next publicly noticed meeting; and

WHEREAS, the District Board hereby finds it is in the best interests of the District and its residents and landowners to ratify Staff and the Chairman’s actions and negotiate and execute a contract for construction services for the Project with Kearney.

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

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby determines that, in accordance with the Selection Criteria articulated in the RFP documents and based on the proposals submitted in response to the RFP, Kearney is the firm most qualified to provide construction services for the District's Project and hereby ratifies staff's actions transmitting said intent to award notices regarding the same.

SECTION 3. District Staffs' and the Chairmans' actions in conjunction with transmitting the Project notice of awards are hereby ratified and the District finds it is in the best interests of the landowners, residents and the public to award the Project to Kearney.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of January 2023.

ATTEST:

BRADBURY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Bradbury Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Bradbury Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VII



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2023 Data Sharing and Usage Agreement

BRADBURY CDD

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **BRADBURY CDD**, hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” **will be protected as follows:**

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

BRADBURY CDD

Signature: 

Signature: _____

Print: Marsha M. Faux CFA, ASA

Print: _____

Title: Polk County Property Appraiser

Title: _____

Date: December 1, 2022

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

SECTION C

SECTION 1

Bradbury Community Development District

Summary of Check Register

November 1, 2022 through December 27, 2022

Fund	Date	Check No.'s	Amount
General Fund	11/2/22	1-8	\$ 16,239.39
	11/3/22	9	\$ 10,295.72
	11/23/22	10-17	\$ 6,802.62
Total Amount			\$ 33,337.73

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/02/22	00009	8/24/22 CC082420	202208 310-51300-11000		SUPERVISOR FEES 08/24/22 CHUCK CAVARETTA	*	200.00	200.00 000001
11/02/22	00010	8/24/22 DA082420	202208 310-51300-11000		SUPERVISOR FEES 08/24/22 DANIEL ARNETTE	*	200.00	200.00 000002
11/02/22	00002	10/03/22 87579	202210 310-51300-54000		SPECIAL DISTRICT FEE FY23 DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00 000003
11/02/22	00003	9/26/22 17242	202209 310-51300-45000		INSURANCE POLICY FY22	*	520.00	
		9/27/22 17295	202210 310-51300-45000		INSURANCE POLICY FY23 EGIS INSURANCE ADVISORS	*	5,000.00	5,520.00 000004
11/02/22	00004	8/30/22 1	202208 310-51300-34000		MANAGEMENT FEES - AUG 22	*	806.48	
		8/30/22 1	202208 310-51300-35200		WEBSITE MANAGEMENT-AUG 22	*	25.84	
		8/30/22 1	202208 310-51300-35100		INFORMATION TECH - AUG 22	*	38.72	
		9/01/22 2	202209 310-51300-34000		MANAGEMENT FEES - SEP 22	*	3,125.00	
		9/01/22 2	202209 310-51300-35200		WEBSITE MANAGEMENT-SEP 22	*	100.00	
		9/01/22 2	202209 310-51300-35100		INFORMATION TECH - SEP 22	*	150.00	
		9/01/22 2	202209 310-51300-51000		OFFICE SUPPLIES	*	2.56	
		9/01/22 2	202209 310-51300-42000		POSTAGE GOVERNMENTAL MANAGEMENT SERVICES	*	.44	4,249.04 000005
11/02/22	00005	9/09/22 3970	202208 310-51300-31500		GENERAL COUNSEL - AUG 22	*	2,368.01	
		10/04/22 4219	202209 310-51300-31500		GENERAL COUNSEL - SEP 22 KE LAW GROUP	*	443.76	2,811.77 000006
11/02/22	00007	8/24/22 LS082420	202208 310-51300-11000		SUPERVISOR FEES 08/24/22 LAUREN SCHWENK	*	200.00	200.00 000007

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/02/22	00001	8/31/22	00048477	202208	310-51300-48000			NOTICE OF MEETING	*	330.51		
		9/30/22	00049240	202209	310-51300-48000			NOTICE OF MEET DATES FY23	*	325.72		
		9/30/22	00049240	202209	310-51300-48000			NOT RFQ FOR ENGINEER SVCS	*	622.70		
		9/30/22	00049240	202209	310-51300-48000			NOT RFP FOR CONSTRUCT SVC	*	819.09		
		9/30/22	00049240	202209	310-51300-48000			NOT OF RULE DEVELOPMENT	*	282.61		
		9/30/22	00049240	202209	310-51300-48000			NOT OF RULE DEVELOPMENT	*	502.95		
CA FLORIDA HOLDINGS, LLC											2,883.58	000008
11/03/22	00001	10/31/22	00050140	202210	310-51300-48000			SPECIAL ASSESS HEARING	*	6,904.40		
		10/31/22	00050140	202210	310-51300-48000			BOS MTG UNIFORM METHOD	*	1,705.24		
		10/31/22	00050140	202210	310-51300-48000			LANDOWNERS ELECTION	*	977.16		
		10/31/22	00050140	202210	310-51300-48000			FY22/23 BUDGET	*	708.92		
CA FLORIDA HOLDINGS, LLC											10,295.72	000009
11/23/22	00006	10/26/22	AR102620	202210	310-51300-11000			SUPERVISOR FEES 10/26/22	*	200.00		
ANDREW RHINEHART											200.00	000010
11/23/22	00009	10/26/22	CC102620	202210	310-51300-11000			SUPERVISOR FEES 10/26/22	*	200.00		
CHUCK CAVARETTA											200.00	000011
11/23/22	00010	10/26/22	DA102620	202210	310-51300-11000			SUPERVISOR FEES 10/26/22	*	200.00		
DANIEL ARNETTE											200.00	000012
11/23/22	00002	8/26/22	85689	202208	310-51300-54000			SPECIAL DISTRICT FEE FY23	*	75.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY											75.00	000013
11/23/22	00004	11/01/22	4	202211	310-51300-34000			MANAGEMENT FEES - NOV 22	*	3,125.00		
		11/01/22	4	202211	310-51300-51000			OFFICE SUPPLIES	*	2.53		
		11/01/22	4	202211	310-51300-42000			POSTAGE	*	12.09		
GOVERNMENTAL MANAGEMENT SERVICES											3,139.62	000014
BRBU BRADBURY									KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/23/22	00005	11/10/22 4725	202210 310-51300-31500		GENERAL COUNSEL - OCT 22	*	1,038.00	
								1,038.00 000015

11/23/22	00007	10/26/22 LS102620	202210 310-51300-11000		SUPERVISOR FEES 10/26/22	*	200.00	
								200.00 000016

11/23/22	00011	11/09/22 819	202211 310-51300-35200		WEBSITE CREATION	*	1,750.00	
								1,750.00 000017

							TOTAL FOR BANK A	33,337.73
							TOTAL FOR REGISTER	33,337.73

BRBU BRADBURY KCOSTA

SECTION 2

Bradbury
Community Development District

Unaudited Financial Reporting
November 30, 2022



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Bradbury
Community Development District
Combined Balance Sheet
November 30, 2022

		<i>General Fund</i>
Assets:		
Cash	\$	8,162
Total Assets	\$	8,162
Liabilities:		
Accounts Payable	\$	-
Total Liabilites	\$	-
Fund Balance:		
Unassigned	\$	8,162
Total Fund Balances	\$	8,162
Total Liabilities & Fund Balance	\$	8,162

Bradbury

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues:				
Developer Contributions	\$ 188,770	\$ 5,000	\$ 5,000	\$ -
Total Revenues	\$ 188,770	\$ 5,000	\$ 5,000	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 800	\$ 1,200
Engineering	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 25,000	\$ 4,167	\$ 1,038	\$ 3,129
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 6,250	\$ 3,125	\$ 3,125
Information Technology	\$ 1,800	\$ 300	\$ -	\$ 300
Website Maintenance	\$ 1,200	\$ 200	\$ 1,750	\$ (1,550)
Postage & Delivery	\$ 1,000	\$ 167	\$ 12	\$ 155
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 15,000	\$ 10,296	\$ 10,296	\$ -
Other Current Charges	\$ 5,000	\$ 833	\$ -	\$ 833
Office Supplies	\$ 625	\$ 104	\$ 3	\$ 102
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,770	\$ 32,158	\$ 22,198	\$ 9,960
<u>Operations & Maintenance</u>				
Playground & Furniture Lease	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Field Contingency	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Total Operations & Maintenance:	\$ 50,000	\$ 8,333	\$ -	\$ 8,333
Total Expenditures	\$ 188,770	\$ 40,492	\$ 22,198	\$ 18,293
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (17,198)	
Fund Balance - Beginning	\$ -		\$ 25,361	
Fund Balance - Ending	\$ -		\$ 8,162	

Bradbury
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Total Revenues	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,038
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ -	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,125
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Website Maintenance	\$ -	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Postage & Delivery	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 10,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,296
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 17,309	\$ 4,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,198
Operations & Maintenance													
Playground & Furniture Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 17,309	\$ 4,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,198
Excess (Deficiency) of Revenues over Expenditures	\$ (12,309)	\$ (4,890)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(17,198)