

Bradbury
Community Development District

Adopted Budget
FY 2024



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Bradbury
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Revenues					
Developer Contributions	\$ 188,770	\$ 45,000	\$ 51,643	\$ 96,643	\$ 459,495
Total Revenues	\$ 188,770	\$ 45,000	\$ 51,643	\$ 96,643	\$ 459,495
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 4,600	\$ 3,000	\$ 7,600	\$ 12,000
Engineering	\$ 15,000	\$ 7,830	\$ 4,000	\$ 11,830	\$ 15,000
Attorney	\$ 25,000	\$ 8,263	\$ 3,600	\$ 11,863	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 417	\$ 1,667	\$ 2,083	\$ 5,000
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 37,500	\$ 25,000	\$ 12,500	\$ 37,500	\$ 37,500
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 2,550	\$ 400	\$ 2,950	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 318	\$ 200	\$ 518	\$ 600
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 200	\$ 200	\$ 500
Legal Advertising	\$ 15,000	\$ 11,551	\$ 3,449	\$ 15,000	\$ 15,000
Other Current Charges	\$ 5,000	\$ -	\$ 50	\$ 50	\$ 1,000
Office Supplies	\$ 625	\$ 54	\$ 20	\$ 74	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 138,770	\$ 66,957	\$ 29,686	\$ 96,643	\$ 134,495
<i>Operations & Maintenance</i>					
Playground & Furniture Lease	\$ 25,000	\$ -	\$ -	\$ -	\$ 75,000
Field Contingency	\$ 25,000	\$ -	\$ -	\$ -	\$ 250,000
Total Operations & Maintenance	\$ 50,000	\$ -	\$ -	\$ -	\$ 325,000
Total Expenditures	\$ 188,770	\$ 66,957	\$ 29,686	\$ 96,643	\$ 459,495
Excess Revenues/(Expenditures)	\$ -	\$ (21,957)	\$ 21,957	\$ -	\$ -

Bradbury

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Dewberry Engineers Inc., provides general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski I Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

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Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda items for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

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Community Development District
General Fund Narrative

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Playground & Furniture Lease

The District will enter into a leasing agreement for playgrounds and furniture installed in the community.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Bradbury
Community Development District
Adopted Budget
Debt Service Fund - Series 2023

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Adopted Budget FY2024
Revenues					
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 1,338,050
Interest	\$ 4,094	\$ 1,365	\$ 2,729	\$ 4,094	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 546,251
Total Revenues	\$ 4,094	\$ 1,365	\$ 2,729	\$ 4,094	\$ 1,884,301
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 542,158
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 295,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 524,669
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 1,361,826
<i>Other Financing Sources/(Uses)</i>					
Bond Proceeds	\$ 1,880,208	\$ 1,880,208	\$ -	\$ 1,880,208	\$ -
Total Other Financing Sources/(Uses)	\$ 1,880,208	\$ 1,880,208	\$ -	\$ 1,880,208	\$ -
Excess Revenues/(Expenditures)	\$ 1,884,301	\$ 1,881,572	\$ 2,729	\$ 1,884,301	\$ 522,475

Interest - 11/1/24 \$ 518,215.63

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family 42'	476	\$ 785,341	\$ 1,650	\$ 1,774
Single Family 52'	335	\$ 552,709	\$ 1,650	\$ 1,774
	335	\$ 1,338,050		

Bradbury
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/23	\$ 19,890,000.00	\$ -	\$ 542,157.71	\$ 542,157.71
05/01/24	\$ 19,890,000.00	\$ 295,000.00	\$ 524,668.75	
11/01/24	\$ 19,595,000.00	\$ -	\$ 518,215.63	\$ 1,337,884.38
05/01/25	\$ 19,595,000.00	\$ 305,000.00	\$ 518,215.63	
11/01/25	\$ 19,290,000.00	\$ -	\$ 511,543.75	\$ 1,334,759.38
05/01/26	\$ 19,290,000.00	\$ 320,000.00	\$ 511,543.75	
11/01/26	\$ 18,970,000.00	\$ -	\$ 504,543.75	\$ 1,336,087.50
05/01/27	\$ 18,970,000.00	\$ 335,000.00	\$ 504,543.75	
11/01/27	\$ 18,635,000.00	\$ -	\$ 497,215.63	\$ 1,336,759.38
05/01/28	\$ 18,635,000.00	\$ 350,000.00	\$ 497,215.63	
11/01/28	\$ 18,285,000.00	\$ -	\$ 489,559.38	\$ 1,336,775.00
05/01/29	\$ 18,285,000.00	\$ 365,000.00	\$ 489,559.38	
11/01/29	\$ 17,920,000.00	\$ -	\$ 481,575.00	\$ 1,336,134.38
05/01/30	\$ 17,920,000.00	\$ 380,000.00	\$ 481,575.00	
11/01/30	\$ 17,540,000.00	\$ -	\$ 473,262.50	\$ 1,334,837.50
05/01/31	\$ 17,540,000.00	\$ 400,000.00	\$ 473,262.50	
11/01/31	\$ 17,140,000.00	\$ -	\$ 462,762.50	\$ 1,336,025.00
05/01/32	\$ 17,140,000.00	\$ 420,000.00	\$ 462,762.50	
11/01/32	\$ 16,720,000.00	\$ -	\$ 451,737.50	\$ 1,334,500.00
05/01/33	\$ 16,720,000.00	\$ 445,000.00	\$ 451,737.50	
11/01/33	\$ 16,275,000.00	\$ -	\$ 440,056.25	\$ 1,336,793.75
05/01/34	\$ 16,275,000.00	\$ 470,000.00	\$ 440,056.25	
11/01/34	\$ 15,805,000.00	\$ -	\$ 427,718.75	\$ 1,337,775.00
05/01/35	\$ 15,805,000.00	\$ 495,000.00	\$ 427,718.75	
11/01/35	\$ 15,310,000.00	\$ -	\$ 414,725.00	\$ 1,337,443.75
05/01/36	\$ 15,310,000.00	\$ 520,000.00	\$ 414,725.00	
11/01/36	\$ 14,790,000.00	\$ -	\$ 401,075.00	\$ 1,335,800.00
05/01/37	\$ 14,790,000.00	\$ 550,000.00	\$ 401,075.00	
11/01/37	\$ 14,240,000.00	\$ -	\$ 386,637.50	\$ 1,337,712.50
05/01/38	\$ 14,240,000.00	\$ 580,000.00	\$ 386,637.50	
11/01/38	\$ 13,660,000.00	\$ -	\$ 371,412.50	\$ 1,338,050.00
05/01/39	\$ 13,660,000.00	\$ 610,000.00	\$ 371,412.50	
11/01/39	\$ 13,050,000.00	\$ -	\$ 355,400.00	\$ 1,336,812.50
05/01/40	\$ 13,050,000.00	\$ 640,000.00	\$ 355,400.00	
11/01/40	\$ 12,410,000.00	\$ -	\$ 338,600.00	\$ 1,334,000.00
05/01/41	\$ 12,410,000.00	\$ 675,000.00	\$ 338,600.00	
11/01/41	\$ 11,020,000.00	\$ -	\$ 320,881.25	\$ 1,334,481.25
05/01/42	\$ 10,270,000.00	\$ 715,000.00	\$ 320,881.25	
11/01/42	\$ 10,270,000.00	\$ -	\$ 302,112.50	\$ 1,337,993.75
05/01/43	\$ 10,270,000.00	\$ 750,000.00	\$ 302,112.50	
11/01/43	\$ 10,270,000.00	\$ -	\$ 282,425.00	\$ 1,334,537.50
05/01/44	\$ 10,270,000.00	\$ 790,000.00	\$ 282,425.00	
11/01/44	\$ 9,480,000.00	\$ -	\$ 260,700.00	\$ 1,333,125.00
05/01/45	\$ 9,480,000.00	\$ 835,000.00	\$ 260,700.00	
11/01/45	\$ 8,645,000.00	\$ -	\$ 237,737.50	\$ 1,333,437.50
05/01/46	\$ 8,645,000.00	\$ 885,000.00	\$ 237,737.50	
11/01/46	\$ 7,760,000.00	\$ -	\$ 213,400.00	\$ 1,336,137.50
05/01/47	\$ 7,760,000.00	\$ 935,000.00	\$ 213,400.00	
11/01/47	\$ 6,825,000.00	\$ -	\$ 187,687.50	\$ 1,336,087.50
05/01/48	\$ 6,825,000.00	\$ 985,000.00	\$ 187,687.50	
11/01/48	\$ 5,840,000.00	\$ -	\$ 160,600.00	\$ 1,333,287.50
05/01/49	\$ 5,840,000.00	\$ 1,045,000.00	\$ 160,600.00	
11/01/49	\$ 4,795,000.00	\$ -	\$ 131,862.50	\$ 1,337,462.50
05/01/50	\$ 4,795,000.00	\$ 1,100,000.00	\$ 131,862.50	

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Series 2023 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/50	\$ 3,695,000.00	\$ -	\$ 101,612.50	\$ 1,333,475.00
05/01/51	\$ 3,695,000.00	\$ 1,165,000.00	\$ 101,612.50	
11/01/51	\$ 2,530,000.00	\$ -	\$ 69,575.00	\$ 1,336,187.50
05/01/52	\$ 2,530,000.00	\$ 1,230,000.00	\$ 69,575.00	
11/01/52	\$ 1,300,000.00	\$ -	\$ 35,750.00	\$ 1,335,325.00
05/01/53	\$ 1,300,000.00	\$ 1,300,000.00	\$ 35,750.00	\$ 1,335,750.00
		\$ 19,890,000.00	\$ 20,727,595.21	\$ 40,617,595.21