

*Bradbury  
Community Development District*

*Meeting Agenda*

*February 19, 2025*

# AGENDA

# *Bradbury*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

February 12, 2025

### **Board of Supervisors Meeting 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, February 19, 2025 at 2:15 PM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/83326084124>

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

**Meeting ID:** 833 2608 4124

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes per person)
3. Approval of Minutes of the November 5, 2024 Landowners' Meeting and the November 20, 2024 Board of Supervisors Meeting
4. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
5. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Aquatic Maintenance Services
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# MINUTES

**MINUTES OF MEETING  
BRADBURY  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and Election of the Board of Supervisors of the Bradbury Community Development District was held Tuesday, **November 5, 2024** at 9:14 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Bobbie Henley  
Jill Burns  
Savannah Hancock

Proxy Holder  
GMS  
KVV Law

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Ms. Burns stated they have one proxy holder present on behalf of CH Dev Bradbury, LLC, which owns 37.02 acres in the community authorizing Bobbie Henley to cast up to 38 votes for the three seats that are up for election: seats #3, #4, #5.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Burns called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Ms. Burns is the Chair for the purpose of conducting the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Positions of  
Supervisor**

Ms. Henley nominated Bobbie Henley to Seat #3, Kristin Cassidy to Seat #4, and Lindsey Roden to Seat #5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Ms. Henley cast 38 votes for Bobbie Henley, 30 votes for Kristin Cassidy, and 38 votes for Lindsey Roden.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Ms. Burns stated Bobbie Henley and Lindsey Roden will serve four-year terms and Kristin Cassidy will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowners' Questions and Comments**

There being no questions or comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**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 20, 2024** at 2:43 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Lindsey Roden	Vice Chairperson
Kristin Cassidy	Assistant Secretary
Jessica Spencer	Appointed as Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Joel Blanco <i>by Zoom</i>	Field Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:43 a.m. and called roll. Three Supervisors were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present and no members joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Ms. Burns stated the Landowners' election was held on November 5, 2024 and three Supervisors were elected. Ms. Henley was appointed to Seat #3 with 38 votes, Ms. Cassidy to Seat #4 with 30 votes, and Ms. Roden to Seat #5 with 38 votes. She performed the oath of office to the newly elected Board members.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election**

Ms. Burns stated this resolution was to certify the results of the Landowners’ election. She noted Ms. Henley would be for a 4-year term, Ms. Roden would be for a 4-year term, and Ms. Cassidy would be for a 2-year term.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election with Ms. Henley to Seat #3, Ms. Cassidy to Seat #4 and Ms. Roden to Seat #5, was approved.

**C. Acceptance of Letter of Resignation from Lauren Schwenk**

Ms. Burns stated a letter of resignation was received from Lauren Schwenk.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Accepting the Letter of Resignation from Lauren Schwenk, was approved.

**D. Designation of a Vacancy**

Ms. Burns stated that the acceptance of the resignation letter creates a vacancy on the Board in Seat #2. She asked for a motion to accept the vacancy and a nomination to fill the vacancy. Ms. Henley nominated Jessica Spencer to Seat #2.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Filling the Vacancy on the Board in Seat #2 with Jessica Spencer, was approved.

**E. Oath of Office to Newly Elected Board Member – Jessica Spencer**

Ms. Burns performed the oath of office for Jessica Spencer.

**F. Election of Officers**

Ms. Burns stated the newly elected Board members are required to elect officers to the Board.

**G. Consideration of Resolution 2025-02 Electing Officers**



Ms. Burns stated this resolution is for election of officers. She added the current list of officers was Rennie Heath as Chairman and Ms. Schwenk as Vice Chair. The Board decided to have the new officers as Ms. Henley as Chair, Ms. Roden as Vice Chair, and Ms. Cassidy and Ms. Spencer, and Mr. Flint in the GMS Office as Assistant Secretaries. It was noted Ms. Burns would serve as Secretary.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2025-02, Electing Officers with Ms. Henley as Chair, Mr. Roden as Vice-Chair, Ms. Cassidy, Ms. Spencer, Mr. Flint as Assistant Secretaries, and Ms. Burns as Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes from the September 25, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the September 25, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes from the September 25, 2024 Board of Supervisors meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County**

Ms. Burns stated this resolution will authorize the publication of legal advertisements and public notices on a public website in Polk County.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the Resolution 2025-03 Authorizing the Publication of the Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing to report.

**B. Engineer**

Mr. Malave had nothing to report.

**C. Field Manager's Report**

Mr. Blanco updated with post hurricane reviews throughout the District to include trees found leaning and needed staking that were completed by the landscape vendor. He added the previously approved tree replacement project in Phase 1 common areas and front fence tract areas in Phase 2 has been started throughout the district and updates will be provided at the next meeting with pictures.

He noted the overall landscaping, and dry ponds are in satisfactory condition. He added the amenity review has been started with the dog park fencing is close to completion along with the landscaping. He noted the dog parks have the only remaining projects as the equipment and sod installation. He added the Phase 2 walking path and common area tract had mulching and is pending sod installation. He will continue to monitor all progress and update the Board.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns asked for approval of the check register, which is in the agenda package for Board review and dog park fencing is close to completing with landscape planting and with remaining equipment and sod installation to be completed. The Phase 2 walking track did have palm mulching and pending sod installation.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted the financial statements are included in the agenda package for review. If anyone has any questions, she offered to answer those.

**iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24**

Ms. Burns reminded the Board members of the ethics training that must be completed by December 31, 2024.



# SECTION IV



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025  
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the \_\_\_\_\_ 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](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

**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 and personal identifying information.**

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels 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.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, 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**

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

# SECTION V

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 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 Neil Combee, 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 2025 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, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, 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 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. 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 Monday, September 15, 2025**. 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 2025 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 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** 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

Neil Combee  
Polk County Property Appraiser  
By:

\_\_\_\_\_  


\_\_\_\_\_  
Neil Combee, Property Appraiser

# SECTION VI



# SECTION C

# Bradbury CDD Field Management Report



February 19<sup>th</sup>, 2025

Joel Blanco

Field Manager

GMS

## Overall District Review

- ✚ GMS staff has continued to review the entire district—landscaping and pond reviews.
- ✚ Overall landscaping, including dry pond easements remain in satisfactory conditions--neat, tidy, and presentable.
- ✚ Landscaping vendor has scheduled palm trimming throughout the district.
- ✚ Landscaping replacement that was approved late last year has been completed throughout the perimeter easement area of the community and in the common area on Grasmere.
- ✚ It was also noted that vegetation inside the dry ponds is starting to appear. Attached is a proposal for aquatics treatment throughout the district.



# In Progress

## Amenity Review

- ✚ GMS staff has reviewed future amenity areas throughout the district.
- ✚ Amenity building has started construction with pool area further along.
- ✚ Tract behind the pool area where the walking trail will be, have been bushhogged by the landscaping vendor with trail construction started.



## Conveyance Review

- ✚ Field Staff have conducted a conveyance on several Phase 2 tracts.
- ✚ Dog park remains incomplete with sections of fence missing.
- ✚ Dog park equipment is also not been installed.
- ✚ Tract on Upton Ave. is missing outdoor fitness equipment.
- ✚ Dry Pond on Merseyside Ct. Phase 2 and Dry Pond behind Belfast Pl. are in need of sod and currently with ruts.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at [jblanco@gmscfl.com](mailto:jblanco@gmscfl.com). Thank you.

Respectfully,

Joel Blanco



# SECTION 1

# ESTIMATE

Aquatic Weed Management, Inc.  
PO Box 1259  
Haines City, FL 33845

WATERWEED1@AOL.COM  
+1 (863) 412-1919



## Bill to

Bradbury Creek CDD  
GMS-Central Florida  
219 E Livingston St.  
Orlando, FL 32801

## Estimate details

Estimate no.: 1508  
Estimate date: 10/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Scope of Work</b>	Monthly pond maintenance on 8 dry ponds, totaling approximately 17 acres, controlling all vegetation to the mow line. Priced as \$/treatment.	12	\$1,100.00	\$13,200.00

**Total** **\$13,200.00**

## Note to customer

Thank you for your business!

Accepted date

Accepted by

# SECTION D



# SECTION 1

# Bradbury Community Development District

## Summary of Check Register

November 9, 2024 to February 1, 2025

Fund	Date	Check No.'s	Amount
General Fund	11/19/24	227-235	\$ 14,398.41
	12/4/24	236-244	\$ 17,592.77
	12/13/24	245	\$ 1,038.74
	12/17/24	246-247	\$ 39,820.00
	1/3/25	248	\$ 66,513.00
	1/7/25	249-252	\$ 29,373.32
	1/15/25	253-254	\$ 502,603.78
	1/21/25	255-258	\$ 7,941.66
	1/24/25	259	\$ 673,272.39
	1/29/25	260	\$ 14,500.00
<b>Total Amount</b>			<b>\$ 1,367,054.07</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/19/24	00045	9/25/24	BH092520	202409	310-51300-11000				SUPERVISOR FEE - 09/25/24	*	200.00		
									BOBBIE HENLEY			200.00	000227
11/19/24	00039	10/31/24	00067482	202410	310-51300-48000				NOTICE OF LANDOWNER ELECT	*	992.32		
									GANNETT MEDIA CORP			992.32	000228
11/19/24	00004	11/01/24	59	202411	310-51300-34000				MANAGEMENT FEES - NOV 24	*	3,281.25		
		11/01/24	59	202411	310-51300-35200				WEBSITE ADMIN - NOV 24	*	105.00		
		11/01/24	59	202411	310-51300-35100				INFORMATION TECH - NOV 24	*	157.50		
		11/01/24	59	202411	310-51300-31300				DISSEMINATION - NOV 24	*	437.50		
		11/01/24	59	202411	310-51300-51000				OFFICE SUPPLIES	*	.06		
		11/01/24	59	202411	310-51300-42000				POSTAGE	*	1.39		
		11/01/24	60	202411	320-53800-34000				FIELD MANAGEMENT - NOV 24	*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,232.70	000229
11/19/24	00048	11/13/24	12012024	202411	300-15500-10000				FURN/PLYGRND LEASE DEC24	*	4,512.77		
									HEIDI BONNETT			4,512.77	000230
11/19/24	00050	9/25/24	KC092520	202409	310-51300-11000				SUPERVISOR FEE - 09/25/24	*	200.00		
									KRISTIN CASSIDY			200.00	000231
11/19/24	00007	9/25/24	LS092520	202409	310-51300-11000				SUPERVISOR FEE - 09/25/24	*	200.00		
									LAUREN SCHWENK			200.00	000232
11/19/24	00046	9/25/24	LR092520	202409	310-51300-11000				SUPERVISOR FEE - 09/25/24	*	200.00		
									LINDSEY RODEN			200.00	000233
11/19/24	00038	11/01/24	15151	202411	320-53800-49000				RESTAKE TREES	*	2,100.00		
		11/11/24	15271	202411	320-53800-47300				IRRIGATION REPAIRS	*	560.62		
									PRINCE & SONS INC.			2,660.62	000234

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/19/24	00008	9/25/24 RH092520	202409 310-51300-11000		SUPERVISOR FEE - 09/25/24 RENNIE HEATH	*	200.00	200.00 000235
12/04/24	00043	11/26/24 18684	202411 320-53800-47000		HERBICIDE - NOV24 AQUATIC WEED MANAGEMENT INC.	*	125.00	125.00 000236
12/04/24	00045	11/20/24 BH112020	202411 310-51300-11000		SUPERVISOR FEE 11/20/24 BOBBIE HENLEY	*	200.00	200.00 000237
12/04/24	00012	11/20/24 22428237	202410 310-51300-31100		ENGINEER SERVICE - OCT 24 DEWBERRY ENGINEERS INC.	*	930.00	930.00 000238
12/04/24	00048	12/04/24 01012025	202412 300-15500-10000		FURN/PLYGRND LEASE JAN25 HEIDI BONNETT	*	4,512.77	4,512.77 000239
12/04/24	00051	11/20/24 JS112020	202411 310-51300-11000		SUPERVISOR FEE 11/20/24 JESSICA SPENCER	*	200.00	200.00 000240
12/04/24	00050	11/20/24 KC112020	202411 310-51300-11000		SUPERVISOR FEE 11/20/24 KRISTIN CASSIDY	*	200.00	200.00 000241
12/04/24	00016	11/17/24 10661	202410 310-51300-31500		GENERAL COUNSEL - OCT 24 KILINSKI VAN WYK PLLC	*	681.00	681.00 000242
12/04/24	00046	11/20/24 LR112020	202411 310-51300-11000		SUPERVISOR FEE 11/20/24 LINDSEY RODEN	*	200.00	200.00 000243
12/04/24	00038	11/01/24 15032	202411 320-53800-46200		LANDSCAPE MAINT - NOV 24 PRINCE & SONS INC.	*	10,544.00	10,544.00 000244
12/13/24	00016	12/07/24 10985	202411 310-51300-31500		GENERAL COUNSEL - NOV 24 KILINSKI VAN WYK PLLC	*	1,038.74	1,038.74 000245
12/17/24	00024	11/27/24 3903245	202412 300-20700-10200		031 FR#51	*	18,794.00	

BRBU BRADBURY BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/24		3905320	031 FR#51	202412	300	20700	10200		HUB INTERNATIONAL MIDWEST LIMITED	*	3,776.00	22,570.00	000246
12/17/24	00014	11/22/24	24695	031 FR#51	202412	300	20700	10200	THE KEARNEY COMPANIES, LLC	*	17,250.00	17,250.00	000247
1/03/25	00024	12/04/24	3706121	031 FR#52	202412	300	20700	10200	HUB INTERNATIONAL MIDWEST LIMITED	*	59,692.00	66,513.00	000248
		12/04/24	3815623	031 FR#52	202412	300	20700	10200	HUB INTERNATIONAL MIDWEST LIMITED	*	6,821.00		
1/07/25	00043	12/23/24	18828	HERBICIDE - DEC 24	202412	320	53800	47000	AQUATIC WEED MANAGEMENT INC.	*	125.00	125.00	000249
1/07/25	00012	12/12/24	22430318	ENGINEER SERVICE - NOV 24	202411	310	51300	31100	DEWBERRY ENGINEERS INC.	*	770.00	770.00	000250
1/07/25	00048	1/07/25	02012025	FURN/PLYGRND LEASE FEB 25	202501	300	15500	10000	HEIDI BONNETT	*	4,512.78	4,512.78	000251
1/07/25	00038	12/20/24	15746	TREE REPLACEMENTS	202412	320	53800	46400	PRINCE & SONS INC.	*	13,244.00	23,965.54	000252
		12/23/24	15759	IRRIGATION REPAIRS	202412	320	53800	47300		*	177.54		
		1/01/25	15852	LANDSCAPE MAINT - JAN 25	202501	320	53800	46200		*	10,544.00		
1/15/25	00052	1/15/25	11525	TAX RCPTS TXFR S.2024	202501	300	20700	10000	BRADBURY CDD C/O US BANK	*	497,372.53	497,372.53	000253
1/15/25	00004	1/01/25	69	MANAGEMENT FEES - JAN 25	202501	310	51300	34000		*	3,281.25		
		1/01/25	69	WEBSITE ADMIN - JAN 25	202501	310	51300	35200		*	105.00		
		1/01/25	69	INFORMATION TECH - JAN 25	202501	310	51300	35100		*	157.50		
		1/01/25	69	DISSEMINATION - JAN 25	202501	310	51300	31300		*	437.50		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25	70			202501	320	53800	34000			*	1,250.00		
			FIELD MANAGEMENT - JAN 25										
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,231.25	000254
1/21/25	00004	12/01/24	64	202412	310	51300	34000			*	3,281.25		
			MANAGEMENT FEES - DEC 24										
12/01/24	64			202412	310	51300	35200			*	105.00		
			WEBSITE ADMIN - DEC 24										
12/01/24	64			202412	310	51300	35100			*	157.50		
			INFORMATION TECH - DEC 24										
12/01/24	64			202412	310	51300	31300			*	437.50		
			DISSEMINATION - DEC 24										
12/01/24	64			202412	310	51300	51000			*	2.50		
			OFFICE SUPPLIES										
12/01/24	64			202412	310	51300	42000			*	49.60		
			POSTAGE										
12/01/24	65			202412	320	53800	34000			*	1,250.00		
			FIELD MANAGEMENT - DEC 24										
GOVERNMENTAL MANAGEMENT SERVICES-CF												5,283.35	000255
1/21/25	00016	1/13/25	11208	202412	310	51300	31500			*	402.50		
			GENERAL COUNSEL - DEC 24										
KILINSKI VAN WYK PLLC												402.50	000256
1/21/25	00053	1/15/25	17	202501	310	51300	42000			*	305.81		
			POSTAGE REIMBURSEMENT										
POLK COUNTY TAX COLLECTOR												305.81	000257
1/21/25	00038	1/20/25	16104	202501	320	53800	46200			*	500.00		
			BUSHHOGGING AMENITY										
1/20/25	16105			202501	320	53800	46200			*	250.00		
			BUSHHOGGING POND										
1/20/25	16117			202501	320	53800	46200			*	550.00		
			1 TIME MOW/EDGE/WEED/SPRAY										
1/20/25	16118			202501	320	53800	46200			*	650.00		
			1 TIME MOW COMMON AREA										
PRINCE & SONS INC.												1,950.00	000258
1/24/25	00052	1/24/25	12425	202501	300	20700	10000			*	673,272.39		
			FY2025 DEBT ASSESSMENTS										
BRADBURY CDD C/O US BANK												673,272.39	000259
1/29/25	00035	12/10/24	11422	202501	300	20700	10200			*	14,500.00		
			031 FR#53										
STEWART & ASSOCIATES PROPERTY SVCS												14,500.00	000260
TOTAL FOR BANK A											1,367,054.07		
BRBU BRADBURY										BOH			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						1,367,054.07	

BRBU BRADBURY BOH

# SECTION 2



***Bradbury***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2024***



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**Bradbury**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash</b>				
Operating Account	\$ 2,074,921	\$ -	\$ -	\$ 2,074,921
<b>Series 2023</b>				
Reserve	\$ -	\$ 669,025	\$ -	\$ 669,025
Revenue	\$ -	\$ 136,987	\$ -	\$ 136,987
Construction	\$ -	\$ -	\$ 3,067	\$ 3,067
Due from General Fund	\$ -	\$ 1,149,618	\$ -	\$ 1,149,618
Prepaid Expenses	\$ 25,344	\$ -	\$ -	\$ 25,344
<b>Total Assets</b>	<b>\$ 2,100,265</b>	<b>\$ 1,955,630</b>	<b>\$ 3,067</b>	<b>\$ 4,058,962</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 97,639	\$ -	\$ -	\$ 97,639
Due to Debt Service	\$ 1,149,618	\$ -	\$ -	\$ 1,149,618
<b>Total Liabilities</b>	<b>\$ 1,247,257</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,247,257</b>
<b>Fund Balance:</b>				
Assigned:				
Debt Service - Series 2023	\$ -	\$ 1,955,630	\$ -	\$ 1,955,630
Capital Projects Fund	\$ -	\$ -	\$ 3,067	\$ 3,067
Nonspendable:				
Prepays	\$ 25,344	\$ -	\$ -	\$ 25,344
Unassigned	\$ 827,664	\$ -	\$ -	\$ 827,664
<b>Total Fund Balances</b>	<b>\$ 853,008</b>	<b>\$ 1,955,630</b>	<b>\$ 3,067</b>	<b>\$ 2,811,705</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,100,265</b>	<b>\$ 1,955,630</b>	<b>\$ 3,067</b>	<b>\$ 4,058,962</b>

**Bradbury**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 599,290	\$ 514,893	\$ 514,893	\$ -
<b>Total Revenues</b>	<b>\$ 599,290</b>	<b>\$ 514,893</b>	<b>\$ 514,893</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
Engineering	\$ 15,000	\$ 3,750	\$ 2,020	\$ 1,730
Attorney	\$ 25,000	\$ 6,250	\$ 2,122	\$ 4,128
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 1,313	\$ 1,313	\$ -
Trustee Fees	\$ 4,020	\$ 2,352	\$ 2,352	\$ -
Management Fees	\$ 39,375	\$ 9,844	\$ 9,844	\$ -
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Maintenance	\$ 1,260	\$ 315	\$ 315	\$ -
Postage & Delivery	\$ 600	\$ 150	\$ 139	\$ 11
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Copies	\$ 500	\$ 125	\$ -	\$ 125
Legal Advertising	\$ 15,000	\$ 3,750	\$ 992	\$ 2,758
Other Current Charges	\$ 1,000	\$ 250	\$ 165	\$ 85
Office Supplies	\$ 500	\$ 125	\$ 5	\$ 120
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 136,740</b>	<b>\$ 42,590</b>	<b>\$ 31,122</b>	<b>\$ 11,468</b>

**Bradbury**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<i>Field Expenditures</i>				
Property Insurance	\$ 12,000	\$ 12,000	\$ 3,300	\$ 8,700
Field Management	\$ 15,000	\$ 3,750	\$ 3,750	\$ -
Streetlights	\$ 35,000	\$ 8,750	\$ -	\$ 8,750
Electric	\$ 12,000	\$ 3,000	\$ 5,105	\$ (2,105)
Water & Sewer	\$ 25,000	\$ 6,250	\$ 6,495	\$ (245)
Landscape Maintnenace	\$ 130,000	\$ 32,500	\$ 31,632	\$ 868
Landscape Replacement	\$ 20,000	\$ 13,244	\$ 13,244	\$ -
Lake Maintenance	\$ -	\$ -	\$ 250	\$ (250)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 6,000	\$ 1,500	\$ 738	\$ 762
General Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Field Contingency	\$ 10,000	\$ 2,500	\$ 2,225	\$ 275
<b>Total Field Expenditures:</b>	<b>\$ 282,500</b>	<b>\$ 87,869</b>	<b>\$ 66,739</b>	<b>\$ 21,130</b>
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Amenity - Water	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Playground Lease	\$ 50,000	\$ 12,500	\$ 13,538	\$ (1,038)
Internet	\$ 2,500	\$ 625	\$ -	\$ 625
Pest Control	\$ 1,250	\$ 313	\$ -	\$ 313
Janitorial Service	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Amenity Management	\$ 12,500	\$ 3,125	\$ -	\$ 3,125
Security Services	\$ 34,000	\$ 8,500	\$ -	\$ 8,500
Pool Maintenance	\$ 19,800	\$ 4,950	\$ -	\$ 4,950
Amenity Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
<b>Total Amenity Expenditures:</b>	<b>\$ 180,050</b>	<b>\$ 45,013</b>	<b>\$ 13,538</b>	<b>\$ 31,474</b>
<b>Total Expenditures</b>	<b>\$ 599,290</b>	<b>\$ 175,472</b>	<b>\$ 111,400</b>	<b>\$ 64,072</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 403,493</b>	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 403,493</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 449,515</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 853,008</b>	

# Bradbury

## Community Development District

### Debt Service Fund Series 2023

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments	\$ 1,338,050	\$ 1,149,618	\$ 1,149,618	\$ -
Interest	\$ 45,989	\$ 12,961	\$ 12,961	\$ -
<b>Total Revenues</b>	<b>\$ 1,384,039</b>	<b>\$ 1,162,579</b>	<b>\$ 1,162,579</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 518,216	\$ 518,216	\$ 518,216	\$ -
Principal Expense - 5/1	\$ 305,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 518,216	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,341,431</b>	<b>\$ 518,216</b>	<b>\$ 518,216</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 42,607</b>		<b>\$ 644,363</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 642,171</b>		<b>\$ 1,311,267</b>	
<b>Fund Balance - Ending</b>	<b>\$ 684,779</b>		<b>\$ 1,955,630</b>	

# Bradbury

## Community Development District

### Capital Projects Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 106,333	\$ 106,333
Interest	\$ -	\$ -	\$ 64	\$ 64
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 106,397</b>	<b>\$ 106,397</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 110,375	\$ (110,375)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 110,375</b>	<b>\$ (110,375)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (3,978)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 7,045</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3,067</b>	

**Bradbury**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 59,803	\$ 455,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 514,893
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 59,803</b>	<b>\$ 455,091</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 514,893</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ 930	\$ 770	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Attorney	\$ 681	\$ 1,039	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,122
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,313
Trustee Fees	\$ 2,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,352
Management Fees	\$ 3,281	\$ 3,281	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,844
Information Technology	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Postage & Delivery	\$ 88	\$ 1	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 992
Other Current Charges	\$ 63	\$ 62	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
Office Supplies	\$ 3	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 19,672</b>	<b>\$ 6,654</b>	<b>\$ 4,796</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,122</b>
<b>Field Expenditures</b>													
Property Insurance	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Electric	\$ 975	\$ 2,098	\$ 2,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,105
Water & Sewer	\$ 3,407	\$ 3,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,495
Landscape Maintenance	\$ 10,544	\$ 10,544	\$ 10,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,632
Lake Maintenance	\$ -	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Landscape Replacement	\$ -	\$ -	\$ 13,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,244
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 561	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 738
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ 125	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225
<b>Total Field Expenditures:</b>	<b>\$ 19,601</b>	<b>\$ 19,766</b>	<b>\$ 27,373</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,739</b>



**Bradbury**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Amenity Expenditures</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 4,513	\$ 4,513	\$ 4,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,538
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Amenity Expenditures:</b>	<b>\$ 4,512.78</b>	<b>\$ 4,512.77</b>	<b>\$ 4,512.77</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,538.32</b>
<b>Total Expenditures</b>	<b>\$ 43,786</b>	<b>\$ 26,419</b>	<b>\$ 32,169</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,400</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (43,786)</b>	<b>\$ 33,383</b>	<b>\$ 422,922</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 403,493</b>

**Bradbury**  
**Community Development District**  
**Long Term Debt Report**

**Series 2023, Special Assessment Revenue Bonds**

Interest Rate:	4.375%, 5.250%, 5.500%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$669,025	
Reserve Fund Balance	\$669,025	
Bonds Outstanding - 4/25/2023		\$19,890,000
Less: Principal Payment - 5/01/2024		(\$295,000)
<b>Current Bonds Outstanding</b>		<b>\$19,595,000</b>

**Bradbury CDD**  
 Community Development District  
 Special Assessment Receipts  
 Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	644,396.27	\$	1,438,762.66	\$	2,083,158.93
Net Assessments	\$	599,288.53	\$	1,338,049.27	\$	1,937,337.80

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	31%		69%	100%
							General Fund	Debt Service	Total	
11/19/24	11/01-11/07/24	\$ 82,196.16	\$ (3,287.72)	\$ (1,578.17)	\$ -	\$ 77,330.27	\$ 23,921.04	\$ 53,409.23	\$ 77,330.27	
11/26/24	11/08-11/15/24	\$ 123,294.24	\$ (4,931.78)	\$ (2,367.25)	\$ -	\$ 115,995.21	\$ 35,881.51	\$ 80,113.70	\$ 115,995.21	
12/6/24	11/16-11/26/24	\$ 559,961.34	\$ (22,398.71)	\$ (10,751.25)	\$ -	\$ 526,811.38	\$ 162,961.78	\$ 363,849.60	\$ 526,811.38	
12/20/24	11/27-11/30/24	\$ 305,666.97	\$ (12,226.74)	\$ (5,868.80)	\$ -	\$ 287,571.43	\$ 88,956.23	\$ 198,615.20	\$ 287,571.43	
12/27/24	12/1/24-12/15/24	\$ 696,098.73	\$ (25,891.82)	\$ (13,404.14)	\$ -	\$ 656,802.77	\$ 203,172.81	\$ 453,629.96	\$ 656,802.77	
Total		\$ 1,767,217.44	\$ (68,736.77)	\$ (33,969.61)	\$ -	\$ 1,664,511.06	\$ 514,893.37	\$ 1,149,617.69	\$ 1,664,511.06	

	85.92%	
\$ 272,826.74	Net Percentage Collected	
	Balance Remaining To Collect	