

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

***Proposed Budget***  
***FY 2026***



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**Bradbury**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments - Tax Roll	\$ 599,290	\$ 528,215	\$ 71,075	\$ 599,290	\$ 724,287
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<b>Total Revenues</b>	<b>\$ 599,290</b>	<b>\$ 528,215</b>	<b>\$ 71,075</b>	<b>\$ 599,290</b>	<b>\$ 724,287</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 800	\$ 7,000	\$ 7,800	\$ 12,000
Engineering	\$ 15,000	\$ 3,561	\$ 8,750	\$ 12,311	\$ 15,000
Attorney	\$ 25,000	\$ 4,204	\$ 8,400	\$ 12,604	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 5,900	\$ 5,900	\$ 6,100
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 2,188	\$ 3,063	\$ 5,250	\$ 5,408
Trustee Fees	\$ 4,020	\$ 2,352	\$ 1,680	\$ 4,031	\$ 4,434
Management Fees	\$ 39,375	\$ 16,406	\$ 22,969	\$ 39,375	\$ 45,000
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 600	\$ 544	\$ 350	\$ 894	\$ 600
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,219
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 15,000	\$ 992	\$ 8,750	\$ 9,742	\$ 5,000
Other Current Charges	\$ 1,000	\$ 316	\$ 583	\$ 900	\$ 1,000
Office Supplies	\$ 500	\$ 6	\$ 292	\$ 297	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 136,740</b>	<b>\$ 43,264</b>	<b>\$ 70,315</b>	<b>\$ 113,579</b>	<b>\$ 135,781</b>
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**Bradbury**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u><i>Field Expenditures</i></u>					
Property Insurance	\$ 12,000	\$ 3,300	\$ -	\$ 3,300	\$ 13,200
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 130,000	\$ 55,046	\$ 75,833	\$ 130,879	\$ 165,000
Landscape Replacement	\$ 20,000	\$ 15,784	\$ 11,667	\$ 27,451	\$ 20,000
Lake Maintenance	\$ -	\$ 500	\$ 875	\$ 1,375	\$ 1,500
Streetlights	\$ 35,000	\$ 8,994	\$ 14,700	\$ 23,694	\$ 35,000
Electric	\$ 12,000	\$ 425	\$ 1,750	\$ 2,175	\$ 5,000
Water & Sewer	\$ 25,000	\$ 40,078	\$ 31,500	\$ 71,578	\$ 80,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ -
Irrigation Repairs	\$ 6,000	\$ 2,356	\$ 3,500	\$ 5,856	\$ 6,000
General Repairs & Maintenance	\$ 15,000	\$ 9,900	\$ 8,750	\$ 18,650	\$ 15,000
Field Contingency	\$ 10,000	\$ 3,395	\$ 5,833	\$ 9,228	\$ 12,500
<b>Total Field Expenditures</b>	<b>\$ 282,500</b>	<b>\$ 146,028</b>	<b>\$ 164,617</b>	<b>\$ 310,645</b>	<b>\$ 368,650</b>
<u><i>Amenity Expenditures</i></u>					
Amenity - Electric	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 14,400
Amenity - Water	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 4,500
Playground Lease	\$ 50,000	\$ 22,564	\$ 31,589	\$ 54,153	\$ 54,153
Internet	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 1,020
Pest Control	\$ 1,250	\$ -	\$ 729	\$ 729	\$ 1,250
Janitorial Service	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 17,400
Amenity Management	\$ 12,500	\$ -	\$ 7,292	\$ 7,292	\$ 12,500
Security Services	\$ 34,000	\$ -	\$ 19,833	\$ 19,833	\$ 20,000
Pool Maintenance	\$ 19,800	\$ -	\$ 11,550	\$ 11,550	\$ 31,200
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
<b>Total Amenity Expenditures</b>	<b>\$ 180,050</b>	<b>\$ 22,564</b>	<b>\$ 107,452</b>	<b>\$ 130,016</b>	<b>\$ 186,423</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 462,550</b>	<b>\$ 168,592</b>	<b>\$ 272,069</b>	<b>\$ 440,661</b>	<b>\$ 555,073</b>
<u><i>Other Expenditures</i></u>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 33,433
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,433</b>
<b>Total Expenditures</b>	<b>\$ 599,290</b>	<b>\$ 211,856</b>	<b>\$ 342,384</b>	<b>\$ 554,239</b>	<b>\$ 724,287</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 316,359</b>	<b>\$ (271,309)</b>	<b>\$ 45,051</b>	<b>\$ -</b>

Net Assessments	\$ 724,287
Add: Discounts & Collections 7%	\$ 54,516
Gross Assessments	<u>\$ 778,803</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	811.00	811	1.00	\$724,287	\$893.08	\$960.30
	811.00	811		<b>\$724,287</b>		

Product Tyoe	FY2025 Per Unit	FY2026 Per Unit	Increase/(Decrease)
Single Family	\$794.57	\$960.30	\$165.73

# Bradbury

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

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#### **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.

# **Bradbury**

## **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.

# Bradbury

## 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:**

##### **Field Expenditures**

##### Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

##### Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

##### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

##### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

##### Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

##### Electric

Represents current and estimated electric charges of common areas throughout the District.

##### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

##### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

##### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

# **Bradbury**

## **Community Development District**

### **General Fund Narrative**

#### *General Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

#### *Field Contingency*

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

#### **Amenity Expenditures**

##### *Amenity - Electric*

Represents estimated electric charges for the District's amenity facilities.

##### *Amenity – Water*

Represents estimated water charges for the District's amenity facilities.

##### *Playground Lease*

The District will enter into a leasing agreement for playground installed in the community.

##### *Internet*

Internet service will be added for use at the Amenity Facilities.

##### *Pest Control*

Represents estimated cost for pest control treatments to its amenity facilities.

##### *Janitorial Services*

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities.

##### *Amenity Management*

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

##### *Security Services*

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

##### *Pool Maintenance*

Represents the costs of regular cleaning and treatments of the District's pool.

**Bradbury**  
**Community Development District**  
**General Fund Narrative**

*Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

*Holiday Décor*

Represents the estimated cost of adding holiday décor to the District's entry monuments.

*Contingency*

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

**Other Expenditures:**

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Bradbury**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund - Series 2023**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 1,338,050	\$ 1,179,361	\$ 158,689	\$ 1,338,050	\$ 1,338,050
Interest	\$ 45,989	\$ 19,193	\$ 9,597	\$ 28,790	\$ 14,395
Carry Forward Surplus	\$ 642,171	\$ 642,242	\$ -	\$ 642,242	\$ 667,650
<b>Total Revenues</b>	<b>\$ 2,026,210</b>	<b>\$ 1,840,796</b>	<b>\$ 168,285</b>	<b>\$ 2,009,082</b>	<b>\$ 2,020,095</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 518,216	\$ 518,216	\$ -	\$ 518,216	\$ 511,544
Principal - 5/1	\$ 305,000	\$ -	\$ 305,000	\$ 305,000	\$ 320,000
Interest - 5/1	\$ 518,216	\$ -	\$ 518,216	\$ 518,216	\$ 511,544
<b>Total Expenditures</b>	<b>\$ 1,341,431</b>	<b>\$ 518,216</b>	<b>\$ 823,216</b>	<b>\$ 1,341,431</b>	<b>\$ 1,343,088</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 684,779</b>	<b>\$ 1,322,581</b>	<b>\$ (654,930)</b>	<b>\$ 667,650</b>	<b>\$ 710,441</b>

Interest - 11/1/26 \$ 504,544

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
	811	\$ 1,338,050		

**Bradbury**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
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	
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
		\$ 19,290,000.00	\$ 18,624,337.50	\$ 38,737,553.13