

*Bradbury  
Community Development District*

*Meeting Agenda*

*May 21, 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

May 14, 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, May 21, 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/81015630323>

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

**Meeting ID:** 810 1563 0323

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the April 16, 2025 Board of Supervisors Meeting
4. Public Hearing
  - A. Public Hearing on the Adoption of Amenity Policies and Rates for the District
    - i. Consideration of Resolution 2025-06 Adopting Amenity Policies and Rates for the District
5. Consideration of Proposals for Security Services at Amenity (**NOT A CLOSED SESSION**)
  - A. Current Demands (Cameras)
    - i. Initial Installation
    - ii. Monthly Monitoring Fee
  - B. Nation Security (Guard Services) (*to be provided under separate cover*)
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—195
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# MINUTES

**MINUTES OF MEETING  
BRADBURY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held on **Wednesday, April 16, 2025**, at 2:45 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley  
Lindsey Roden  
Jessica Spencer  
Kristin Cassidy

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Katie O'Rourke  
Roy Van Wyk *by Zoom*  
Chace Arrington *by Zoom*  
Joey Duncan *by Zoom*  
Joel Blanco

District Manager, GMS  
District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer, Dewberry  
District Engineer, Dewberry  
Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. O'Rourke called the meeting to order at 2:45 PM and called roll. Four 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**

**Approval of Minutes from March 19, 2025,  
Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from March 19, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board made no changes to the minutes.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Minutes from the March 19, 2025, Board of Supervisors meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 16, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. O'Rourke stated the next item was consideration of Resolution 2025-05 approving the proposed Fiscal Year 2026 budget and setting the public hearing on the budget's adoption. She suggested the date August 20, 2025 at 2:15 p.m. for the public hearing.

Ms. Burns stated that they had an amenity facility under construction. She added they had comparable costs and estimates based on similarly sized communities with similar amenities. Ms. Burns noted an increase, but not above the prior notice amount, to give flexibility until the amenity is opened. Ms. Burns noted that she included a reserve transfer to get them to the mailed notice with the prior notice for \$960.30. Based on the notice that was sent previously, they would be well within or under that number based on the actual. She added that they had looked at the contracts in place and would be able to lower those numbers. Ms. Burns stated that it was her suggestion to bring down the final budget adoption and they didn't need to send a mail notice because it was not being proposed over prior notice.

Ms. Burns added that no new items were included in the year's budget that were different from last year. There were new dollar amounts, but no new line items.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget for August 20, 2025 at 2:15 p.m., was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing to report.

**B. Engineer**

Mr. Arrington and Mr. Duncan had nothing to report.

**C. Field Manager's Report**

- i. Consideration of Landscape Maintenance Contract Amendment to Add Phase 2 – Tracts R-1 & R-2 to Current Contract *(to be provided under separate cover)***

Ms. O' Rourke reviewed the field report. She stated that the landscaping looked suitable for the overall District review. She noted that with more rain and warmer weather, they would review anything that needed to be replaced that was not returning from the winter. Ms. Burns stated there was a proposal to add the walking trail park areas that had been recently completed. She said that now that the walking trail had been completely installed, they had a proposal to add to the contract, amenities that the pool had not been filled in yet, and the estimate that had been given to them was for early summer to mid-summer. She said they would start collecting amenity applications within the next few months. She added they would continue to monitor and maintain the dog and walking trails. She noted that the equipment should be there in May with some maintenance items in progress. She added that they would be pressure washing. They would be repairing a few of the concrete slabs. There was staining on the path from the irrigation and construction that would be pressure-washed. Some signs were missing or damaged. She added that the proposal for that area was the walking trail paths, and the landscaping in that area had not been installed. She stated that it was all within the budget. The amount for the area was \$18,240. \$1,520 a month was contemplated in the budget and approved.

Mr. Blanco reviewed the proposal for additional landscaping in the mailbox area and the dog park area in Phase 2. He noted that the total amount would be \$18,240, within budget. He added that the number would be part of the landscaping agreement budget line for the next fiscal year.

Ms. Burns added that for the current year they were not adding it for the whole year. She said it may be slightly over the budget, but it would not be an issue to approve.

Ms. Burns asked if the mulch had been included in that price. Mr. Blanco stated that he must ensure they insert that into the proposal. Ms. Burns noted that it would be 120 yards in May and then 60 yards in November. Mr. Blanco said he would ask for a revision to include the mulch. Ms. Burns added that they had the landscape improvement line item, that if they wanted to approve the original contract, they could pay for the mulching separately out to the landscaping improvement. Or, they could add the mulch to the amount to be included in the contract. Ms. Burns stated that for the proposed 2026 budget for the landscape replacement, they had \$20,000.00. This would be for plant replacements and for mulching the community.

Ms. Burns stated the motion would be to approve the Prince and Sons additional area for \$18,240, plus confirmation on the mulch. She noted that if the mulch needed to be added, they would authorize a Chair to approve that amount.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Authorizing Bobbie Henley to Approve Mulch, was approved.
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**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated that a summary of checks written for March and April was included. She added that they had been reviewed for accuracy and was happy to answer any questions.

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

**ii. Balance Sheet & Income Statement**

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

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A

# SECTION 1

## **RESOLUTION 2025-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES OF THE DISTRICT; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Bradbury Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and being situated in the City of Haines City, Florida; and

**WHEREAS**, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution Amenity Policies and Rates of the District (“**Amenity Rules**”), attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

**WHEREAS**, the Board finds that the fee structure outlined in the Amenity Rules is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

**SECTION 1.** The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of May 2025.

**ATTEST:**

**BRADBURY COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**EXHIBIT A:**

Amenity Rules

# **BRADBURY COMMUNITY DEVELOPMENT DISTRICT**

## **AMENITY POLICIES AND RATES ADOPTED MAY 21, 2025**

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<sup>1</sup> LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on May 21, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Bradbury Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

## DEFINITIONS

**“Amenities” or “Amenity Facilities”**– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, playground, multi-purpose field(s), gym, dog park, and lakes together with their appurtenant facilities and areas.

**“Amenity Policies” or “Policies” and “Amenity Rates”** – means these Amenity Policies and Rates of the Bradbury Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

**“Amenity Manager”** – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

**“Amenity Rates”** – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

**“Access Card”** – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

**“Board of Supervisors” or “Board”** – means the Board of Supervisors of the District.

**“District”** – means the Bradbury Community Development District.

**“District Staff”** – means the professional management company with which the District has contracted to provide management services to the District, including but not limited to: an Amenity Manager, Field Manager, Pool Attendants, Security Guards, District Manager, and District Counsel.

**“Guest”** – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

**“Homeowners Association” or “HOA” or “POA”** – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

**“Household”** – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

**“Lakes”** – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

**“Non-Resident”** – means any person who does not own property within the District.

**“Non-Resident Patron”** – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

**“Non-Resident User Fee” or “Annual User Fee”** – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth

herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

**“Patron”** – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

**“Renter”** – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

**“Resident”** – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

## AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments ("O&M Assessments") payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive two Access Cards.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere,

to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household under all circumstances.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Cards free of charge. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

## GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
  - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
  - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
  - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
  - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
  - (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
  - (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, tot lot, and sidewalks surrounding these areas.
  - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
  - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
  - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
  - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
  - (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be

required.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

## SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

## SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
  - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
  - Operational and mechanical treatments or difficulties affecting pool water quality.
  - For a reasonable period following any mishap that resulted in contamination of pool water.
  - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

## MULTI-PURPOSE FIELD POLICIES

- (1) **Hours.** The Multi-Purpose Field shall be available for use from sunrise until sunset. No access will be allowed, by a Patron or any other person, before or after Multi-Purpose Field hours.
- (2) **Eligible Users.** Patrons and Guests ten (10) years of age and older are permitted to use the Multi-Purpose Field. Children under ten (10) years of age must be accompanied at all times by a guardian or adult Patron over (18) years of age during usage of the Multi-Purpose Field.
- (3) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager, whose number is on the District's website.
- (4) **Reservations.** This facility is on a first come, first serve basis, unless reserved in accordance with the Facility Rental Policies described herein. Use of a field is limited to one (1) hour when others are waiting.
- (5) **General Policies.**
- (a) The Multi-Purpose Field is not to be used for events other than athletic events, Board approved reservations, or District sponsored events.
  - (b) Pets (other than service animals), bicycles, skates, skateboard, scooters, rollerblades and motorized vehicles of any kind are not permitted in the Multi-Purpose Field at any time.
  - (c) Alcoholic beverages, glass containers and other breakable items are prohibited.
  - (d) The use of profanity or disruptive behavior is prohibited.
  - (e) Patrons must bring their own sports equipment (e.g., soccer balls, softball bats, etc.).
  - (f) Persons using the Multi-Purpose Field must clean up all food, beverages and miscellaneous trash brought to the Multi-Purpose Field.

- (g) Use of the Multi-Purpose Field may be limited from time to time due to a District-sponsored event.

## LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes in designated areas only. However, the District has a "catch and release" policy for all fish caught.
- (4) Pets are not allowed in District Lakes.
- (5) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

# SUSPENSION AND TERMINATION OF PRIVILEGES

## SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: May 21, 2025

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on May 21, 2025 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Bradbury Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

**3. Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

## **5. Suspension Procedures.**

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**6. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**7. Property Damage Reimbursement.** If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

## **8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the

letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

**9. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

**10. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

**11. Appeal of Board Suspension.** After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

**12. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

**13. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

## USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

## SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

## SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

## AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

**Exhibit A:** Amenity Rates

**Exhibit B:** Amenity Access Registration Form

**EXHIBIT A**  
**AMENITY RATES**

TYPE	RATE
Annual User Fee	\$2,000.00 - \$4,000.00
Replacement Access Card	\$25.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee	Up to \$500.00



## Bradbury Community Development District Amenities Access Registration Form

Name: \_\_\_\_\_  
(Resident listed on proof of residency)

Residential Address: \_\_\_\_\_  
(Within Bradbury CDD) Street Address Haines City FL 33844  
City State ZIP Code

Mailing Address: \_\_\_\_\_  
(If different from Residential) Street Address City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Additional Resident(s): \_\_\_\_\_  
(Using the amenities)

### ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Parent or Guardian if a minor)

### RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Bradbury Community Development District.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Parent or Guardian if a minor)

### PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:

[amenityaccess@gmscf.com](mailto:amenityaccess@gmscf.com)

### OR MAIL TO:

Bradbury CDD  
Attn: Amenity Access  
219 E Livingston St  
Orlando, FL 32801

### FOR OFFICE USE ONLY:

Date Received: \_\_\_\_\_  
Date Issued: \_\_\_\_\_  
Card(s): \_\_\_\_\_  
Lease Term End: \_\_\_\_\_  
(For Renter(s) only)

ADDITIONAL INFORMATION REGARDING THE CDD: <https://Bradburycdd.com/>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: [amenityaccess@gmscf.com](mailto:amenityaccess@gmscf.com)

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

## SECTION V

# SECTION A

# SECTION 1

**Current Demands Electrical & Security Services, Inc.**

2315 Commerce Point Drive, Suite 100

Lakeland, FL 33801

+18635834443

service@currentdemands.com

**CURRENT  
DEMANDS****Estimate**

ADDRESS	SHIP TO	ESTIMATE	GMS23250
BRADBURY CDD	BRADBURY CDD	DATE	05/07/2025
6200 LEE VISTA BLVD, SUITE 300	733 AMBLESIDE DRIVE	EXPIRATION	06/07/2025
ORLANDO, FL 32822	HAINES CITY, FL 33844	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE,INSTALL AND PROGRAM 1) LIBERTY 16CH NVR AND 1) 8CHANNEL BRIDGE WITH 6) IP CAMERAS CAPABLE OF VIDEO VERIFICATION SERVICES	1	0.00	0.00T
L3NVR16POE	Liberty L3 16-channel NVR No Storage, NDAA, AI, 8MP Max, 120W PoE	1	357.45	357.45T
LIB SECURI WD43PURZ	LIBERTY-WD43PURZ LIB SECURI WD43PURZ LIBERTY WD PURPLE 4TB HDD SATA 6 GB/S 256MB CACHE INDIV. BOXED	2	242.00	484.00T
CHEKT 4 CAMERA SYSTEM KIT	4 Camera Exterior Visual Security AI System Kit includes the 8-channel CKB308 Bridge and 4 CHEKT AI-12vDI cameras.	1	1,592.00	1,592.00T
CKIP4MPT-12VDI	CKIPC4MPT-12vDI: 4MP IP Turret (IR Lens) - AI, Alarm Input, 12v Output & White Lights	2	299.50	599.00T
TPE TG82G GIGABIT POE	TRENDNET 8 PORT GIGABIT POE + SWITCH	1	169.99	169.99T
U2 UTILIT RACKSHELF	MIDDLE ATLANTIC UTILITY RACKSHELF	1	98.02	98.02T
9816386 Line Interactive UPS 600VA/360W, 120V,	9816386 Line Interactive UPS 600VA/360W, 120V,	1	141.21	141.21T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: CONDUIT,CONNECTORS,ZIPTIES,SCREWS ETC.	1	200.00	200.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	1	1,750.00	1,750.00

Contact Current Demands Electrical &amp; Security Services, Inc. to pay.

SUBTOTAL	5,391.67
TAX	0.00
TOTAL	<b>\$5,391.67</b>

Accepted By

## SECTION 2

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100  
Lakeland, FL 33801  
+18635834443  
service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS23253
BRADBURY CDD	BRADBURY CDD	DATE	05/07/2025
6200 LEE VISTA BLVD, SUITE 300	733 AMBLESIDE DRIVE	EXPIRATION	06/07/2025
ORLANDO, FL 32822	HAINES CITY, FL 33844	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO PROVIDE REMOTE MONITORING/VIDEO VERIFICATION ALARM SERVICES TO COVER THE POOL AREA USING 6) CAMERAS	1	0.00	0.00T
VIDEO VERIFICATION ALARM SERVICE	VIDEO VERIFICATION ALARM SERVICE PROVIDES REMOTE REAL-TIME AND PROACTIVE VIDEO MONITORING	1	40.00	40.00T
VIDEO VERIFICATION EXTERIOR SECURE SETUP	VIDEO VERIFICATION EXTERIOR SECURE SETUP MONITORING PER CAMERA	6	20.00	120.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	160.00
	TAX	0.00
	TOTAL	\$160.00

Accepted By

Accepted Date

## SECTION B

*Item will be  
provided under  
separate cover.*

## SECTION VI

# SECTION C



# Bradbury CDD Field Management Report



May 21<sup>st</sup>, 2025

Joel Blanco

Field Manager

GMS

## Landscaping Review

- ✚ Field Staff has continued to review the district landscaping.
- ✚ Landscaping throughout the district remains in satisfactory conditions—neat and tidy including all pond tracts.
- ✚ Landscaping beds in all entrances, pocket parks, and perimeter tracts are thriving with plantings flourishing as we transition to spring.
- ✚ Walking trail paths remain edged, free of weeds, and landscaping beds detailed at both E Hinson, pocket parks on Derry Rd., and Phase 2 Walking Path.



# Site Review

## Pond Review

- Field Staff has continued to review both wet and dry ponds throughout the district.
- Wet pond by the E Hinson entrance remains in satisfactory conditions—free and/or treated algae.
- Dry ponds have started discing throughout the district with vegetation sprayed.
- Field staff will continue to monitor discing progress and report back to the board.



# In Progress

## Amenity Review

- + Field Staff has continued to review future amenity areas throughout the district.
- + Amenity cabana remains in progress.
- + Pool area has progressed as well with pool paver flooring completed including the covered lanai area.
- + Dog parks and walking trail remain maintained with equipment installation pending in May.



# 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 D

# SECTION 1

# Bradbury Community Development District

## **Summary of Check Register**

April 8, 2025 to May 9, 2025

Fund	Date	Check No.'s	Amount
General Fund			
Truist	4/8/25	286-288	\$ 18,206.77
	4/14/25	289-290	\$ 6,948.15
	4/22/25	291-292	\$ 50,326.34
	4/25/25	293	\$ 68,522.94
	4/28/25	294-295	\$ 1,837.50
	5/6/25	296-298	\$ 15,181.78
			<u>\$ 161,023.48</u>
Payroll	<b><u>April 2025</u></b>		
	Kristin K Cassidy	50007	\$ 184.70
	Bobbie J Henley	50008	\$ 184.70
	Lindsey E Roden	50009	\$ 184.70
	Jessica M Spencer	50010	\$ 184.70
			<u>\$ 738.80</u>
<b>Total Amount</b>			<b>\$ 161,762.28</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/08/25	00043	3/28/25 19356	202503 320-53800-47000		*	125.00	
			POND MAINT - MAR 25				
				AQUATIC WEED MANAGEMENT INC.			125.00 000286
4/08/25	00048	4/07/25 05012025	202504 300-15500-10000		*	4,512.77	
			FURN/PLYGRND LEASE MAY25				
				HEIDI BONNETT			4,512.77 000287
4/08/25	00038	3/31/25 16998	202503 320-53800-47300		*	3,025.00	
			IRRIGATION REPAIRS				
		4/01/25 17058	202504 320-53800-46200		*	10,544.00	
			LANDSCAPE MAINT - APR 25				
				PRINCE & SONS INC.			13,569.00 000288
4/14/25	00004	4/01/25 80	202504 310-51300-34000		*	3,281.25	
			MANAGEMENT FEES - APR 25				
		4/01/25 80	202504 310-51300-35200		*	105.00	
			WEBSITE ADMIN - APR 25				
		4/01/25 80	202504 310-51300-35100		*	157.50	
			INFORMATION TECH - APR 25				
		4/01/25 80	202504 310-51300-31300		*	437.50	
			DISSEMINATION - APR 25				
		4/01/25 80	202504 310-51300-51000		*	2.68	
			OFFICE SUPPLIES				
		4/01/25 80	202504 310-51300-42000		*	51.22	
			POSTAGE				
		4/01/25 81	202504 320-53800-34000		*	1,250.00	
			FIELD MANAGEMENT - APR 25				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,285.15 000289
4/14/25	00016	4/09/25 11954	202503 310-51300-31500		*	1,663.00	
			GENERAL COUNSEL - MAR 25				
				KILINSKI VAN WYK PLLC			1,663.00 000290
4/22/25	00052	4/21/25 42125	202504 300-20700-10000		*	50,250.86	
			TSFR TAX RCPTS - S2023				
				BRADBURY CDD C/O US BANK			50,250.86 000291
4/22/25	00038	4/14/25 17262	202504 320-53800-47300		*	75.48	
			IRRIGATION REPAIRS				
				PRINCE & SONS INC.			75.48 000292
4/25/25	00054	3/21/25 PAYAPP#7	202504 300-20700-10200		*	68,522.94	
			031 FR#57				
				THE ROGERS GROUP OF SOUTH FLORIDA			68,522.94 000293
				BRBU BRADBURY			BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/28/25	00012	4/15/25 22444327	202503 310-51300-31100	ENGINEER SERVICE - MAR 25	*	667.50	
				DEWBERRY ENGINEERS INC.			667.50 000294
4/28/25	00038	4/18/25 17322	202504 320-53800-46200	DOG PARK/MAIL 1 TIME MOW	*	1,170.00	
				PRINCE & SONS INC.			1,170.00 000295
5/06/25	00043	4/25/25 19501	202504 320-53800-47000	POND MAINT - APR 25	*	125.00	
				AQUATIC WEED MANAGEMENT INC.			125.00 000296
5/06/25	00048	5/05/25 06012025	202505 300-15500-10000	FURN/PYGRND LEASE JUN25	*	4,512.78	
				HEIDI BONNETT			4,512.78 000297
5/06/25	00038	5/01/25 17683	202505 320-53800-46200	LANDSCAPE MAINT - MAY 25	*	10,544.00	
				PRINCE & SONS INC.			10,544.00 000298
TOTAL FOR BANK A						161,023.48	
TOTAL FOR REGISTER						161,023.48	

BRBU BRADBURY

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## SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2025***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2023 Debt Service Fund</u>
5	<u>Series 2023 Capital Project Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

**Bradbury**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b><u>Cash</u></b>				
Operating Account	\$ 719,261	\$ -	\$ -	\$ 719,261
<b><u>Series 2023</u></b>				
Reserve	\$ -	\$ 669,025	\$ -	\$ 669,025
Revenue	\$ -	\$ 1,376,860	\$ -	\$ 1,376,860
Construction	\$ -	\$ -	\$ 1,487	\$ 1,487
Due from General Fund	\$ -	\$ 81	\$ -	\$ 81
Prepaid Expenses	\$ 4,513	\$ -	\$ -	\$ 4,513
<b>Total Assets</b>	<b>\$ 723,774</b>	<b>\$ 2,045,967</b>	<b>\$ 1,487</b>	<b>\$ 2,771,228</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 6,025	\$ -	\$ -	\$ 6,025
Due to Debt Service	\$ 81	\$ -	\$ -	\$ 81
<b>Total Liabilities</b>	<b>\$ 6,106</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,106</b>
<b>Fund Balance:</b>				
Assigned:				
Debt Service - Series 2023	\$ -	\$ 2,045,967	\$ -	\$ 2,045,967
Capital Projects Fund	\$ -	\$ -	\$ 1,487	\$ 1,487
Nonspendable:				
Prepays	\$ 4,513	\$ -	\$ -	\$ 4,513
Unassigned	\$ 713,155	\$ -	\$ -	\$ 713,155
<b>Total Fund Balances</b>	<b>\$ 717,668</b>	<b>\$ 2,045,967</b>	<b>\$ 1,487</b>	<b>\$ 2,765,121</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 723,774</b>	<b>\$ 2,045,967</b>	<b>\$ 1,487</b>	<b>\$ 2,771,228</b>

**Bradbury**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance

**Revenues:**

Assessments - Tax Roll	\$ 599,290	\$ 599,290	\$ 546,854	\$ (52,436)
Miscellaneous Income	\$ -	\$ -	\$ 7,400	\$ 7,400

<b>Total Revenues</b>	<b>\$ 599,290</b>	<b>\$ 599,290</b>	<b>\$ 554,254</b>	<b>\$ (45,036)</b>
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**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 4,000
Employer FICA Expense	\$ -	\$ -	\$ 168	\$ (168)
Engineering	\$ 15,000	\$ 8,750	\$ 4,229	\$ 4,522
Attorney	\$ 25,000	\$ 14,583	\$ 5,867	\$ 8,717
Annual Audit	\$ 4,000	\$ 4,000	\$ 5,900	\$ (1,900)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 3,063	\$ 3,063	\$ -
Trustee Fees	\$ 4,020	\$ 2,352	\$ 2,352	\$ -
Management Fees	\$ 39,375	\$ 22,969	\$ 22,969	\$ -
Information Technology	\$ 1,890	\$ 1,103	\$ 1,103	\$ -
Website Maintenance	\$ 1,260	\$ 735	\$ 735	\$ -
Postage & Delivery	\$ 600	\$ 350	\$ 649	\$ (299)
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Copies	\$ 500	\$ 292	\$ -	\$ 292
Legal Advertising	\$ 15,000	\$ 8,750	\$ 992	\$ 7,758
Other Current Charges	\$ 1,000	\$ 583	\$ 470	\$ 114
Office Supplies	\$ 500	\$ 292	\$ 11	\$ 281
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -

<b>Total General &amp; Administrative</b>	<b>\$ 136,740</b>	<b>\$ 85,715</b>	<b>\$ 62,089</b>	<b>\$ 23,627</b>
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**Bradbury**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<i><u>Field Expenditures</u></i>				
Property Insurance	\$ 12,000	\$ 12,000	\$ 3,300	\$ 8,700
Field Management	\$ 15,000	\$ 8,750	\$ 8,750	\$ -
Streetlights	\$ 35,000	\$ 20,417	\$ -	\$ 20,417
Electric	\$ 12,000	\$ 7,000	\$ 579	\$ 6,421
Streetlights	\$ -	\$ -	\$ 15,072	\$ (15,072)
Water & Sewer	\$ 25,000	\$ 25,000	\$ 50,489	\$ (25,489)
Landscape Maintnenace	\$ 130,000	\$ 75,833	\$ 78,504	\$ (2,671)
Landscape Replacement	\$ 20,000	\$ 11,667	\$ 15,784	\$ (4,117)
Lake Maintenance	\$ -	\$ -	\$ 750	\$ (750)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 6,000	\$ 3,500	\$ 5,901	\$ (2,401)
General Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 9,900	\$ (1,150)
Field Contingency	\$ 10,000	\$ 5,833	\$ 3,395	\$ 2,438
<b>Total Field Expenditures:</b>	<b>\$ 282,500</b>	<b>\$ 180,208</b>	<b>\$ 192,423</b>	<b>\$ (12,215)</b>
<i><u>Amenity Expenditures</u></i>				
Amenity - Electric	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Amenity - Water	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Playground Lease	\$ 50,000	\$ 29,167	\$ 31,589	\$ (2,423)
Internet	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Pest Control	\$ 1,250	\$ 729	\$ -	\$ 729
Janitorial Service	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Amenity Management	\$ 12,500	\$ 7,292	\$ -	\$ 7,292
Security Services	\$ 34,000	\$ 19,833	\$ -	\$ 19,833
Pool Maintenance	\$ 19,800	\$ 11,550	\$ -	\$ 11,550
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Contingency	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
<b>Total Amenity Expenditures:</b>	<b>\$ 180,050</b>	<b>\$ 105,029</b>	<b>\$ 31,589</b>	<b>\$ 73,440</b>
<b>Total Expenditures</b>	<b>\$ 599,290</b>	<b>\$ 370,953</b>	<b>\$ 286,101</b>	<b>\$ 84,851</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 268,153</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 449,515</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 717,668</b>	

# Bradbury

## Community Development District

### Debt Service Fund Series 2023

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

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Revenues:</b>				
Assessments	\$ 1,338,050	\$ 1,338,050	\$ 1,220,977	\$ (117,073)
Interest	\$ 45,989	\$ 31,938	\$ 31,938	\$ -
<b>Total Revenues</b>	<b>\$ 1,384,039</b>	<b>\$ 1,369,988</b>	<b>\$ 1,252,915</b>	<b>\$ (117,073)</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>\$ 734,700</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>\$ 2,045,967</b>	

**Bradbury**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 1,188,607	\$ 1,188,607
Interest	\$ -	\$ -	\$ 102	\$ 102
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,188,709</b>	<b>\$ 1,188,709</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,188,225	\$ (1,188,225)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,188,225</b>	<b>\$ (1,188,225)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 484</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,003</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,487</b>	

**Bradbury**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments	\$ -	\$ 59,803	\$ 455,091	\$ 9,418	\$ 3,904	\$ 4,618	\$ 14,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 546,854
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 59,803</b>	<b>\$ 455,091</b>	<b>\$ 9,418</b>	<b>\$ 3,904</b>	<b>\$ 12,018</b>	<b>\$ 14,021</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 554,254</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 600	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Employer FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ 930	\$ 770	\$ 320	\$ 665	\$ 876	\$ 668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,229
Attorney	\$ 681	\$ 1,039	\$ 403	\$ 955	\$ 1,127	\$ 1,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,867
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,063
Trustee Fees	\$ 2,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,352
Management Fees	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,969
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,103
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 735
Postage & Delivery	\$ 88	\$ 1	\$ 50	\$ 306	\$ 100	\$ 54	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 992
Other Current Charges	\$ 63	\$ 62	\$ 41	\$ 85	\$ 66	\$ 66	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470
Office Supplies	\$ 3	\$ 0	\$ 3	\$ -	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 19,672</b>	<b>\$ 6,654</b>	<b>\$ 4,796</b>	<b>\$ 5,992</b>	<b>\$ 6,150</b>	<b>\$ 7,080</b>	<b>\$ 11,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,089</b>
<b><u>Field Expenditures</u></b>													
Property Insurance	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Electric	\$ 129	\$ 66	\$ -	\$ -	\$ 231	\$ -	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579
Streetlights	\$ 846	\$ 2,032	\$ 2,032	\$ 2,032	\$ 2,052	\$ 2,013	\$ 4,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,072
Water & Sewer	\$ 3,407	\$ 3,088	\$ -	\$ 18,192	\$ 15,391	\$ -	\$ 10,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,489
Landscape Maintenance	\$ 10,544	\$ 10,544	\$ 10,544	\$ 12,494	\$ 10,920	\$ 11,744	\$ 11,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,504
Lake Maintenance	\$ -	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Landscape Replacement	\$ -	\$ -	\$ 13,244	\$ -	\$ 2,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,784
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 561	\$ 178	\$ 65	\$ 1,553	\$ 3,470	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,901
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900
Field Contingency	\$ 125	\$ 2,100	\$ -	\$ -	\$ 1,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,395
<b>Total Field Expenditures:</b>	<b>\$ 19,601</b>	<b>\$ 19,766</b>	<b>\$ 27,373</b>	<b>\$ 34,158</b>	<b>\$ 45,131</b>	<b>\$ 18,601</b>	<b>\$ 27,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 192,423</b>

**Bradbury**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u><i>Amenity Expenditures</i></u>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ -	\$ -	\$ -	\$ -	\$ -	31,589
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>\$ 4,512.77</b>	<b>\$ 4,512.78</b>	<b>\$ 4,512.78</b>	<b>\$ 4,512.77</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,589.42</b>
<b>Total Expenditures</b>	<b>\$ 43,786</b>	<b>\$ 26,419</b>	<b>\$ 32,169</b>	<b>\$ 40,149</b>	<b>\$ 51,281</b>	<b>\$ 25,681</b>	<b>\$ 39,539</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 286,101</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (43,786)</b>	<b>\$ 33,383</b>	<b>\$ 422,922</b>	<b>\$ (30,732)</b>	<b>\$ (47,377)</b>	<b>\$ (13,663)</b>	<b>\$ (25,518)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 268,153</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

										31%	69%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	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			
1/10/25	12/16-12/31/24	\$ 53,941.23	\$ (1,618.22)	\$ (1,046.46)	\$ -	\$ 51,276.55	\$ 15,861.69	\$ 35,414.86	\$ 51,276.55			
1/10/25	INV#465202 1% Annual Fee	\$ (14,387.63)	\$ -	\$ -	\$ -	\$ (14,387.63)	\$ -	\$ (14,387.63)	\$ (14,387.63)			
1/10/25	INV#465203 1% Annual Fee	\$ (6,443.96)	\$ -	\$ -	\$ -	\$ (6,443.96)	\$ (6,443.96)	\$ -	\$ (6,443.96)			
2/3/25	10/1-12/31/24	\$ -	\$ -	\$ -	\$ 2,752.34	\$ 2,752.34	\$ 851.40	\$ 1,900.94	\$ 2,752.34			
2/10/25	1/1-1/31/25	\$ 10,274.52	\$ (205.48)	\$ (201.38)	\$ -	\$ 9,867.66	\$ 3,052.42	\$ 6,815.24	\$ 9,867.66			
3/7/25	02/01-02/28/25	\$ 15,411.78	\$ (179.76)	\$ (304.64)	\$ -	\$ 14,927.38	\$ 4,617.58	\$ 10,309.80	\$ 14,927.38			
4/11/25	03/01-03/31/25	\$ 46,235.34	\$ (102.74)	\$ (922.65)	\$ -	\$ 45,209.95	\$ 13,985.07	\$ 31,224.88	\$ 45,209.95			
4/30/25	01/01-03/31/25	\$ -	\$ -	\$ -	\$ 117.62	\$ 117.62	\$ 36.38	\$ 81.24	\$ 117.62			
Total		\$ 1,872,248.72	\$ (70,842.97)	\$ (36,444.74)	\$ 2,869.96	\$ 1,767,830.97	\$ 546,853.95	\$ 1,220,977.02	\$ 1,767,830.97			

		91.25%		Net Percentage Collected		
	\$	169,506.83		Balance Remaining To Collect		

## SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary  
Bradbury CDD  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Bradbury Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there are currently **195** voters within the Bradbury Community Development District as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida