

*Bradbury
Community Development District*

Meeting Agenda

June 18, 2025

AGENDA

Bradbury

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 11, 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, June 18, 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 May 21, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries
5. Consideration of Boundary Amendment Funding Agreement
6. Presentation of Arbitrage Rebate Report for Series 2023 Bonds
7. 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. Reminder to Board to File Form 1's by the July 1, 2025 Deadline
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, May 21, 2025**, at 2:17 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
Meredith Hammock
Savannah Hancock *by Zoom*
Clayton Smith
Chace Arrington *by Zoom*
Rey Malave *by Zoom*

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:17 a.m. 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 of the April 16, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from April 16, 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 April 16, 2025 Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS**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**

Ms. Burns stated that this public hearing had been advertised. She asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted that these were the same policies that the Board considered at the last meeting when setting the public hearing date. She added that they had standard pool rules, as well as playground policies and general amenities policies. The same formats have been seen at other facilities.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-06 Adopting Amenity Policies and Rates for the District, was approved.

ii. Motion to Close the Public Hearing

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals for Security Services at Amenity (NOT A CLOSED SESSION)****A. Current Demands (Cameras)****i. Initial Installation****ii. Monthly Monitoring Fee**

Ms. Burns stated that this was not a closed session. She noted that the first proposal was from current demands. She added that the assessment consisted of two parts. The first installation of the camera. She said that she would conduct overnight monitoring that is monitored remotely off-site. The total sum was \$5,391.67, which was a little more than the other because there were more cameras. She

continued that due to the layout of the facility, there are more cameras there, and the monthly monitoring fee was \$160.00. \$1,920.00 a year.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Proposals for Security Services at Amenity for the Installation and Monthly Monitoring Fee, were approved.

B. National Security (Guard Services) (*to be provided under separate cover*)

Ms. Burns also stated a proposal for a national security guard service. She noted that it was proposed for 16 hours a week at \$27.95 per hour seasonal coverage, which is 15 weekends, Memorial Day to Labor Day; the amount is \$6,876. Ms. Burns added that there would be more in the budget that could potentially allow them to extend that coverage, or if needed, to have additional staff for events like July 4th or an event that might fall outside the regular contracted hours. Ms. Burns added that she was happy to answer questions. There were no questions, so she asked for a motion to approve both the installation and the monitoring.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Proposal for National Security (Guard Services) were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated the standard reminder of the ethics training that is due at the end of the year and Form 1 are due by July 1.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager's Report

Mr. Smith stated that the landscape looked good. The rain helped. He added that the plants were popping up, giving the color and flowering plants they were preparing to see. The weeds were being kept under control. The ponds were looking great.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the financial statements were included in the package. She added that these were for April, with no action from the Board. She said that they had been reviewed for accuracy and was happy to answer any questions.

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

ii. Balance Sheet & Income Statement

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

iii. Presentation of Number of Registered Voters – 195

Ms. Burns noted that the presentation of the number of registered voters within the District as of April 15 was 195.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY COMMISSION OF THE CITY OF HAINES CITY, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes (“**Act**”), as established by the City Commission of the City of Haines City Ordinance No. 22-2011, adopted and effective on August 18, 2022 (the “**Ordinance**”), and being situated within the City of Haines, City Florida (“**City**”); and; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 210.49 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the primary developer of the lands within the District (“**Developer**”), has approached the District and requested the District petition to amend its boundaries to remove approximately 13.767 acres of land, more or less, as more particularly described in the attached **Exhibit A** (the “**Contraction Parcel**”); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, removal of the Contraction Parcel in **Exhibit A** from the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“**Board**”); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City, to seek the amendment of the District’s boundaries to remove the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of June 2025.

ATTEST:

**BRADBURY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Contraction Parcel

EXHIBIT A
DESCRIPTION OF CONTRACTION PARCEL

LEGAL DESCRIPTION:

TRACT F-1, BRADBURY CREEK PHASE 1, AS RECORDED IN PLAT BOOK 201, PAGE 8 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LOCATED IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 27 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BRADBURY CREEK PHASE 1; THENCE N89°40'02"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST HINSON AVENUE, A VARIABLE WIDTH RIGHT OF WAY PER OFFICIAL RECORDS 936, PAGE 374 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 810.53 FEET TO THE NORTHWEST CORNER OF TRACT A-2 OF SAID PLAT; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S64°55'22"W, A DISTANCE OF 66.21 FEET; THENCE S58°50'24"W, A DISTANCE OF 65.65 FEET; THENCE S51°59'54"W, A DISTANCE OF 54.21 FEET; THENCE S50°27'59"W, A DISTANCE OF 102.86 FEET; THENCE S52°30'36"W, A DISTANCE OF 15.93 FEET; THENCE S70°30'46"W, A DISTANCE OF 90.26 FEET; THENCE S64°42'21"W, A DISTANCE OF 47.78 FEET; THENCE S67°34'52"W, A DISTANCE OF 76.38 FEET; THENCE S46°53'48"E, A DISTANCE OF 23.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 80°33'18", A CHORD BEARING OF S06°37'09"E AND A CHORD DISTANCE OF 614.17 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 667.83 FEET TO THE POINT OF TANGENCY, THENCE S33°39'30"W, A DISTANCE OF 795.60 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 26; THENCE N00°17'55"W ALONG SAID WEST LINE, A DISTANCE OF 1534.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 599,707 SQUARE FEET OR 13.767 ACRES MORE OR LESS.



SECTION V

**BOUNDARY AMENDMENT FUNDING AGREEMENT BY AND AMONG
THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT
AND CH DEV BRADBURY, LLC**

THIS AGREEMENT (the “Agreement”) is made and entered into this 18th day of June 2025, by and between:

BRADBURY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Haines City, Florida, with a mailing address of c/o Governmental Management Services-Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

CH DEV BRADBURY, LLC, a Florida limited liability company, authorized to do business in the State of Florida and the owner and developer of certain lands within the District, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (the “**Developer**”), and

RECITALS

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “Act”), as established by the City Commission of the City of Haines City Ordinance No. 22-2011, adopted and effective on August 18, 2022 (the “**Ordinance**”), and being situated within the City of Haines, City (the “**City**”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services within and without the boundaries of the District; and

WHEREAS, the District presently consists of approximately 210.49 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, Developer has approached the District and requested the District petition to amend its boundaries to contract approximately 13.767 acres of land, more or less, described as *Tract F-1 in Phase 1* of the District; and

WHEREAS, the amendment proposed by Developer is within the amendment size restrictions contained within section 190.046(1), *Florida Statutes*, and will result in the District being comprised of approximately 196.723 acres of land, more or less; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors (the "**Board**"); and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the Board; and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

NOW, THEREFORE, based upon good and valuable consideration and mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. Developer will make such funds available monthly, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for seeking an amendment to the boundaries of the District in accord with Chapter 190, *Florida Statutes*. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the boundary amendment team, as described in Section 1 of this Agreement. The District shall not reimburse Developer for funds made available to the District under this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notices") shall be in writing and shall be delivered via electronic mail to the person so designated in writing by each party or by UPS or overnight mail at the addresses herein designated.

- | | | |
|-----------|---------------------|--|
| A. | If to the District: | Bradbury Community
Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager |
| | With a copy to: | Kilinski Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel |
| B. | If to Developer: | CH DEV Bradbury LLC
346 East Central Avenue
Winter Haven, Florida 33880
Attn: Albert B. Cassidy |
| | With a copy to: | Straughn & Turner P.A.
255 Magnolia Ave, SW
Winter Haven, Florida 33883
Attn: Richard Straughn |

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00

p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

SECTION 12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

SECTION 13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Developer acknowledges that the designated public records custodian for the District is Governmental Management Services – Central Florida, LLC (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Developer shall: (1) keep and maintain public records required by the District to perform the service; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the

Developer does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 839-5524, FAX: (407) 839-1526, OR EMAIL: RECORDREQUEST@GMSCFL.COM.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. FOREIGN INFLUENCE. Developer understands that under Section 286.101, *Florida Statutes*, that Developer must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 19. HUMAN TRAFFICKING. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilizes coercion for labor or services as defined in Section 787.06, Florida Statutes.

IN WITNESS THEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**BRADBURY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Bobbie Henley as Chairperson, Board of
Supervisors

WITNESS:

CH DEV BRADBURY, LLC
a Florida limited liability company

Print Name:_____

By: Albert B. Cassidy
Its: Manager

SECTION VI

REBATE REPORT

\$19,890,000

Bradbury Community Development District

(City of Haines City, Florida)

Special Assessment Bonds, Series 2023

Dated: April 25, 2023

Delivered: April 25, 2023

Rebate Report to the Computation Date

April 25, 2026

Reflecting Activity To

April 30, 2025



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

May 20, 2025

Bradbury Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$19,890,000 Bradbury Community Development District (City of Haines City, Florida), Special Assessment Bonds, Series 2023

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Bradbury Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of April 25, 2026, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 25, 2026 Computation Date
Reflecting Activity from April 25, 2023 through April 30, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.632819%	56,410.32	(11,024.37)
Cost of Issuance Fund	4.221712%	5.62	(1.83)
Capitalized Interest Fund	4.879897%	13,543.67	(1,709.72)
Debt Service Reserve Fund	4.789911%	94,663.01	(13,779.59)
Totals	4.740988%	\$164,622.62	\$(26,515.51)
Bond Yield	5.419061%		
Rebate Computation Credits			(4,540.07)
Net Rebatable Arbitrage			\$(31,055.58)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 25, 2023, the date of the closing, to April 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 25, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 25, 2023 and April 30, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

April 25, 2026.

7. Computation Period

The period beginning on April 25, 2023, the date of the closing, and ending on April 30, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Acquisition & Construction Fund	240662005
Cost of Issuance Fund	240662006
Debt Service Reserve Fund	240662004
Capitalized Interest Fund	240662001
Prepayment Fund	240662003
Revenue Fund	240662000
Sinking Fund	240662002

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of April 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 25, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 25, 2026, is the Rebatable Arbitrage.

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023
Delivered: April 25, 2023

Sources of Funds

Par Amount	\$19,890,000.00
Net Original Issue Premium	-95,987.80
Total	\$19,794,012.20

Uses of Funds

Acquisition & Construction Fund	\$17,311,871.34
Debt Service Reserve Fund	1,338,050.00
Cost of Issuance Fund	204,133.15
Capitalized Interest Fund	542,157.71
Underwriter's Discount	397,800.00
Total	\$19,794,012.20

PROOF OF ARBITRAGE YIELD

\$19,890,000

Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023

Date	Debt Service	Present Value to 04/25/2023 @ 5.4190608229%
11/01/2023	542,157.71	527,385.12
05/01/2024	819,668.75	776,300.50
11/01/2024	518,215.63	477,849.62
05/01/2025	823,215.63	739,066.65
11/01/2025	511,543.75	447,138.47
05/01/2026	831,543.75	707,674.61
11/01/2026	504,543.75	418,058.06
05/01/2027	839,543.75	677,283.29
11/01/2027	497,215.63	390,535.98
05/01/2028	847,215.63	647,887.34
11/01/2028	489,559.38	364,502.21
05/01/2029	854,559.38	619,478.58
11/01/2029	481,575.00	339,889.10
05/01/2030	861,575.00	592,046.28
11/01/2030	473,262.50	316,631.35
05/01/2031	873,262.50	568,834.45
11/01/2031	462,762.50	293,486.75
05/01/2032	882,762.50	545,084.04
11/01/2032	451,737.50	271,578.25
05/01/2033	896,737.50	524,884.12
11/01/2033	440,056.25	250,781.53
05/01/2034	910,056.25	504,945.90
11/01/2034	427,718.75	231,059.68
05/01/2035	922,718.75	485,315.85
11/01/2035	414,725.00	212,375.59
05/01/2036	934,725.00	466,033.89
11/01/2036	401,075.00	194,692.17
05/01/2037	951,075.00	449,497.13
11/01/2037	386,637.50	177,912.06
05/01/2038	966,637.50	433,066.22
11/01/2038	371,412.50	162,007.99
05/01/2039	981,412.50	416,793.33
11/01/2039	355,400.00	146,952.12
05/01/2040	995,400.00	400,723.98
11/01/2040	338,600.00	132,716.19
05/01/2041	1,013,600.00	386,805.65
11/01/2041	320,881.25	119,222.93
05/01/2042	1,035,881.25	374,726.74
11/01/2042	302,112.50	106,405.15
05/01/2043	1,052,112.50	360,782.46
11/01/2043	282,425.00	94,292.17
05/01/2044	1,072,425.00	348,601.04
11/01/2044	260,700.00	82,507.23
05/01/2045	1,095,700.00	337,622.92
11/01/2045	237,737.50	71,322.61
05/01/2046	1,122,737.50	327,941.97
11/01/2046	213,400.00	60,687.95
05/01/2047	1,148,400.00	317,973.16
11/01/2047	187,687.50	50,596.66
05/01/2048	1,172,687.50	307,792.54
11/01/2048	160,600.00	41,040.31
05/01/2049	1,205,600.00	299,955.99
11/01/2049	131,862.50	31,942.20
05/01/2050	1,231,862.50	290,532.72
11/01/2050	101,612.50	23,332.93
05/01/2051	1,266,612.50	283,175.13

PROOF OF ARBITRAGE YIELD

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023

Date	Debt Service	Present Value
		to 04/25/2023 @ 5.4190608229%
11/01/2051	69,575.00	15,144.46
05/01/2052	1,299,575.00	275,417.29
11/01/2052	35,750.00	7,376.58
05/01/2053	1,335,750.00	268,345.02
40,617,595.21		19,794,012.20

Proceeds Summary

Delivery date	04/25/2023
Par Value	19,890,000.00
Premium (Discount)	-95,987.80
Target for yield calculation	19,794,012.20

BOND DEBT SERVICE

\$19,890,000

Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/25/2023					
11/01/2023			542,157.71	542,157.71	
05/01/2024	295,000	4.375%	524,668.75	819,668.75	1,361,826.46
11/01/2024			518,215.63	518,215.63	
05/01/2025	305,000	4.375%	518,215.63	823,215.63	1,341,431.25
11/01/2025			511,543.75	511,543.75	
05/01/2026	320,000	4.375%	511,543.75	831,543.75	1,343,087.50
11/01/2026			504,543.75	504,543.75	
05/01/2027	335,000	4.375%	504,543.75	839,543.75	1,344,087.50
11/01/2027			497,215.63	497,215.63	
05/01/2028	350,000	4.375%	497,215.63	847,215.63	1,344,431.25
11/01/2028			489,559.38	489,559.38	
05/01/2029	365,000	4.375%	489,559.38	854,559.38	1,344,118.75
11/01/2029			481,575.00	481,575.00	
05/01/2030	380,000	4.375%	481,575.00	861,575.00	1,343,150.00
11/01/2030			473,262.50	473,262.50	
05/01/2031	400,000	5.250%	473,262.50	873,262.50	1,346,525.00
11/01/2031			462,762.50	462,762.50	
05/01/2032	420,000	5.250%	462,762.50	882,762.50	1,345,525.00
11/01/2032			451,737.50	451,737.50	
05/01/2033	445,000	5.250%	451,737.50	896,737.50	1,348,475.00
11/01/2033			440,056.25	440,056.25	
05/01/2034	470,000	5.250%	440,056.25	910,056.25	1,350,112.50
11/01/2034			427,718.75	427,718.75	
05/01/2035	495,000	5.250%	427,718.75	922,718.75	1,350,437.50
11/01/2035			414,725.00	414,725.00	
05/01/2036	520,000	5.250%	414,725.00	934,725.00	1,349,450.00
11/01/2036			401,075.00	401,075.00	
05/01/2037	550,000	5.250%	401,075.00	951,075.00	1,352,150.00
11/01/2037			386,637.50	386,637.50	
05/01/2038	580,000	5.250%	386,637.50	966,637.50	1,353,275.00
11/01/2038			371,412.50	371,412.50	
05/01/2039	610,000	5.250%	371,412.50	981,412.50	1,352,825.00
11/01/2039			355,400.00	355,400.00	
05/01/2040	640,000	5.250%	355,400.00	995,400.00	1,350,800.00
11/01/2040			338,600.00	338,600.00	
05/01/2041	675,000	5.250%	338,600.00	1,013,600.00	1,352,200.00
11/01/2041			320,881.25	320,881.25	
05/01/2042	715,000	5.250%	320,881.25	1,035,881.25	1,356,762.50
11/01/2042			302,112.50	302,112.50	
05/01/2043	750,000	5.250%	302,112.50	1,052,112.50	1,354,225.00
11/01/2043			282,425.00	282,425.00	
05/01/2044	790,000	5.500%	282,425.00	1,072,425.00	1,354,850.00
11/01/2044			260,700.00	260,700.00	
05/01/2045	835,000	5.500%	260,700.00	1,095,700.00	1,356,400.00
11/01/2045			237,737.50	237,737.50	
05/01/2046	885,000	5.500%	237,737.50	1,122,737.50	1,360,475.00
11/01/2046			213,400.00	213,400.00	
05/01/2047	935,000	5.500%	213,400.00	1,148,400.00	1,361,800.00
11/01/2047			187,687.50	187,687.50	
05/01/2048	985,000	5.500%	187,687.50	1,172,687.50	1,360,375.00
11/01/2048			160,600.00	160,600.00	
05/01/2049	1,045,000	5.500%	160,600.00	1,205,600.00	1,366,200.00
11/01/2049			131,862.50	131,862.50	
05/01/2050	1,100,000	5.500%	131,862.50	1,231,862.50	1,363,725.00
11/01/2050			101,612.50	101,612.50	
05/01/2051	1,165,000	5.500%	101,612.50	1,266,612.50	1,368,225.00

BOND DEBT SERVICE

\$19,890,000

Bradbury Community Development District

(City of Haines City, Florida)

Special Assessment Bonds, Series 2023

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			69,575.00	69,575.00	
05/01/2052	1,230,000	5.500%	69,575.00	1,299,575.00	1,369,150.00
11/01/2052			35,750.00	35,750.00	
05/01/2053	1,300,000	5.500%	35,750.00	1,335,750.00	1,371,500.00
	19,890,000		20,727,595.21	40,617,595.21	40,617,595.21

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/23	Beg Bal	-17,311,871.34	-20,323,966.83
04/26/23		942,722.32	1,106,582.37
04/26/23		3,195,552.70	3,750,990.31
04/26/23		76,798.18	90,146.92
04/26/23		20,000.00	23,476.32
04/27/23		35,950.74	42,193.28
05/02/23		325,507.00	381,744.92
05/02/23		3,750.00	4,397.89
05/02/23		807,950.50	947,540.29
05/02/23		1,773,493.93	2,079,900.88
05/08/23		216,002.00	253,095.07
05/08/23		1,386,884.02	1,625,047.47
05/08/23		384.45	450.47
05/11/23		53,255.33	62,372.83
05/17/23		3,744,603.35	4,381,786.29
05/25/23		31,188.48	36,452.18
05/25/23		49,115.00	57,404.18
06/02/23		115.50	134.85
06/22/23		164,945.00	192,011.34
06/22/23		10,446.03	12,160.15
06/22/23		71,572.41	83,316.95
06/22/23		1,192,465.20	1,388,140.55
06/22/23		1,778.50	2,070.34
06/22/23		14,704.25	17,117.12
06/22/23		424,158.52	493,760.02
06/22/23		2,091,362.46	2,434,540.67
06/28/23		29,679.95	34,519.45
07/11/23		154.50	179.35
07/17/23		36,930.00	42,830.63
07/17/23		525.00	608.88
07/24/23		312,180.54	361,684.10
08/02/23		21,425.48	24,793.52
08/02/23		1,510.00	1,747.37
08/02/23		29,441.40	34,069.52
08/02/23		92,876.90	107,476.93
08/08/23		4,891.22	5,655.07
08/09/23		2,840.00	3,283.03
08/09/23		55,350.63	63,985.06
08/09/23		142,304.74	164,503.60
12/18/23		443.50	502.95
01/31/24		13.50	15.21
02/02/24		295.00	332.37
02/02/24		180.00	202.80
04/15/24		-669,025.00	-745,642.00
05/08/24		2,747.33	3,051.51
05/09/24		196,761.42	218,514.30
05/09/24		300,000.00	333,166.38
05/09/24		154,897.19	172,021.79

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
08/01/24		1,335.00	1,464.64
08/02/24		912.03	1,000.45
08/06/24		1,451.00	1,590.73
08/15/24		1,000.00	1,094.83
08/22/24		750.00	820.27
09/11/24		2,750.00	2,999.18
09/11/24		1,800.00	1,963.10
10/07/24		415.00	450.86
10/07/24		684.00	743.10
10/09/24		1,621.50	1,761.09
10/29/24		640.00	693.03
11/07/24		361.00	390.45
11/07/24		320.00	346.11
02/06/25		511.00	545.43
04/25/25		1,106.75	1,167.54
04/30/25	Bal	1,487.31	1,567.84
04/30/25	Acc	7.90	8.33

04/25/26	TOTALS:	56,410.32	-11,024.37

ISSUE DATE:	04/25/23	REBATABLE ARBITRAGE:	-11,024.37
COMP DATE:	04/25/26	NET INCOME:	56,410.32
BOND YIELD:	5.419061%	TAX INV YIELD:	4.632819%

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/23	Beg Bal	-204,133.15	-239,650.31
04/25/23		58,000.00	68,091.43
04/25/23		52,500.00	61,634.48
04/25/23		40,000.00	46,959.61
04/25/23		10,133.15	11,896.22
04/25/23		30,000.00	35,219.71
04/25/23		6,000.00	7,043.94
04/25/23		1,500.00	1,760.99
04/27/23		5,800.00	6,807.12
10/26/23		205.62	234.99

04/25/26	TOTALS:	5.62	-1.83

ISSUE DATE:	04/25/23	REBATABLE ARBITRAGE:	-1.83
COMP DATE:	04/25/26	NET INCOME:	5.62
BOND YIELD:	5.419061%	TAX INV YIELD:	4.221712%

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/23	Beg Bal	-542,157.71	-636,487.82
05/02/23		393.46	461.44
06/02/23		2,125.41	2,481.54
07/05/23		2,085.00	2,422.45
08/02/23		2,183.57	2,526.82
09/05/23		2,268.82	2,612.64
10/03/23		2,200.40	2,523.33
10/26/23		-205.62	-234.99
11/01/23		542,157.71	619,144.95
11/02/23		2,281.93	2,605.58
12/04/23		0.84	0.95
12/14/23		-0.70	-0.79
01/03/24		0.87	0.98
02/02/24		0.87	0.98
03/04/24		0.81	0.91
04/02/24		0.86	0.96
04/30/24		206.32	229.44
04/30/24		0.83	0.92

04/25/26	TOTALS:	13,543.67	-1,709.72

ISSUE DATE:	04/25/23	REBATABLE ARBITRAGE:	-1,709.72
COMP DATE:	04/25/26	NET INCOME:	13,543.67
BOND YIELD:	5.419061%	TAX INV YIELD:	4.879897%

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/23	Beg Bal	-1,338,050.00	-1,570,857.55
05/02/23		971.06	1,138.83
06/02/23		5,245.52	6,124.44
07/05/23		5,145.79	5,978.62
08/02/23		5,389.08	6,236.23
09/05/23		5,599.47	6,448.01
10/03/23		5,430.60	6,227.60
11/02/23		5,631.41	6,430.12
12/04/23		5,468.96	6,215.02
01/03/24		5,648.61	6,391.59
02/02/24		5,625.27	6,337.82
03/04/24		5,228.56	5,862.93
04/02/24		5,589.88	6,242.08
04/15/24		669,025.00	745,642.00
05/02/24		3,961.47	4,404.01
06/04/24		2,794.59	3,092.04
07/02/24		2,705.69	2,981.26
08/02/24		2,794.12	3,065.00
09/04/24		2,787.75	3,043.52
10/02/24		2,607.40	2,834.81
11/04/24		2,545.31	2,754.18
12/03/24		2,367.83	2,551.12
12/20/24		3.01	3.23
01/03/25		2,371.61	2,543.84
02/04/25		2,279.22	2,433.51
03/04/25		2,045.70	2,174.47
04/02/25		2,248.82	2,380.45
04/30/25	Bal	669,025.00	705,247.11
04/30/25	Acc	2,176.28	2,294.11

04/25/26	TOTALS:	94,663.01	-13,779.59

ISSUE DATE:	04/25/23	REBATABLE ARBITRAGE:	-13,779.59
COMP DATE:	04/25/26	NET INCOME:	94,663.01
BOND YIELD:	5.419061%	TAX INV YIELD:	4.789911%

\$19,890,000
Bradbury Community Development District
(City of Haines City, Florida)
Special Assessment Bonds, Series 2023
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/24		-2,070.00	-2,303.63
04/25/25		-2,120.00	-2,236.44

04/25/26	TOTALS:	-4,190.00	-4,540.07

ISSUE DATE: 04/25/23 REBATABLE ARBITRAGE: -4,540.07
COMP DATE: 04/25/26
BOND YIELD: 5.419061%

SECTION VII

SECTION C



Bradbury CDD

Field Management Report



June 18th, 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 continue to flourish during the summer months.
- 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.
- Mulch in landscaping beds in entrances and pocket parks appear discolored and missing in places. Vendor has been advised and scheduling mulch refreshing.



Site Item

Landscaping Review Cont'd



Site Review

Perimeter Tract Prone to Washout

- During reviews, Field Staff noted (3) areas on the perimeter tract on Bradbury Rd. (Phase 2) with significant evidence of washout.
- It was also noted that evidence of washout was spotted on the walking path tract in Phase 2.
- Theory of the cause of washouts is due to the water collected on the flat road which spills over onto the sidewalk and into the perimeter tract.
- District engineer has been notified and requested recommendation to redirect the water.
- We will continue monitor the area and report back to the board.



In Progress

Amenity Review

- Field Staff has continued to review the amenity areas throughout the district.
- Amenity cabana continues to progress—pool fencing has been installed; paver pool deck has been completed and cement pool walking path has been completed.
- Pool area remains in progress.
- Amenity walking path behind the pool is pending landscaping. Area has been scheduled to be bush hogged.
- Dog parks and walking trail remain maintained with equipment installation pending.



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. Thank you.

Respectfully,
Joel Blanco

SECTION D

SECTION 1

Bradbury Community Development District

Summary of Check Register

May 10, 2025 to June 10, 2025

Fund	Date	Check No.'s	Amount
General Fund			
Truist	5/12/25	299-300	\$ 6,229.54
	5/23/25	301-303	\$ 65,885.97
	6/2/25	304-306	\$ 6,167.78
	6/10/25	307-310	\$ 71,064.77
			<u>\$ 149,348.06</u>
Payroll	May 2025		
	Kristin K Cassidy	50011	\$ 184.70
	Bobbie J Henley	50012	\$ 184.70
	Lindsey E Roden	50013	\$ 184.70
	Jessica M Spencer	50014	\$ 184.70
			<u>\$ 738.80</u>
Total Amount			\$ 150,086.86

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/12/25	00039	5/01/25 00070932	202504 310-51300-48000	NOT OF AMENITY RATES	*	306.56	
		5/01/25 00070932	202504 310-51300-48000	NOT OF AMENITY RATES	*	675.39	
				GANNETT MEDIA CORP			981.95 000299
5/12/25	00004	5/01/25 86	202505 310-51300-34000	MANAGEMENT FEES - MAY 25	*	3,281.25	
		5/01/25 86	202505 310-51300-35200	WEBSITE ADMIN - MAY 25	*	105.00	
		5/01/25 86	202505 310-51300-35100	INFORMATION TECH - MAY 25	*	157.50	
		5/01/25 86	202505 310-51300-31300	DISSEMINATION - MAY 25	*	437.50	
		5/01/25 86	202505 310-51300-51000	OFFICE SUPPLIES	*	2.53	
		5/01/25 86	202505 310-51300-42000	POSTAGE	*	13.81	
		5/01/25 87	202505 320-53800-34000	FIELD MANAGEMENT - MAY 25	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,247.59 000300
5/23/25	00016	5/16/25 12211	202504 310-51300-31500	GENERAL COUNSEL - APR 25	*	1,047.50	
				KILINSKI VAN WYK PLLC			1,047.50 000301
5/23/25	00038	5/13/25 17911	202505 320-53800-47300	IRRIGATION REPAIRS	*	110.96	
				PRINCE & SONS INC.			110.96 000302
5/23/25	00054	4/23/25 PAYAPP#8	202505 300-20700-10200	031 FR#58	*	64,727.51	
				THE ROGERS GROUP OF SOUTH FLORIDA			64,727.51 000303
6/02/25	00042	5/20/25 7576-05-	202505 310-51300-31200	ARBITRAGE SERIES 2023	*	450.00	
				AMTEC			450.00 000304
6/02/25	00012	5/23/25 22449157	202504 310-51300-31100	ENGINEER SERVICE - APR 25	*	565.00	
		5/23/25 22449161	202504 310-51300-31100	ENGINEER SERVICE - APR 25	*	640.00	
				DEWBERRY ENGINEERS INC.			1,205.00 000305
6/02/25	00048	5/02/25 07012025	202506 300-15500-10000	FURN/PLRGRND LEASE JUL25	*	4,512.78	
				HEIDI BONNETT			4,512.78 000306
				BRBU BRADBURY			BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/10/25	00043	5/27/25 19664	202505 320-53800-47000	POND MAINT - MAY 25	*	125.00	
				AQUATIC WEED MANAGEMENT INC.			125.00 000307
6/10/25	00056	5/22/25 23301	202505 320-53800-49001	AMENITY CARDS	*	4,780.00	
				CURRENT DEMANDS ELECTRICAL			4,780.00 000308
6/10/25	00038	6/01/25 18220	202506 320-53800-46200	LANDSCAPE MAINT - JUN 25	*	10,544.00	
				PRINCE & SONS INC.			10,544.00 000309
6/10/25	00054	5/13/25 PAYAPP#9 031 FR#59	202506 300-20700-10200		*	55,615.77	
				THE ROGERS GROUP OF SOUTH FLORIDA			55,615.77 000310
TOTAL FOR BANK A						149,348.06	
TOTAL FOR REGISTER						149,348.06	

SECTION 2

Bradbury
Community Development District

Unaudited Financial Reporting
May 31, 2025



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Bradbury
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash</u>				
Operating Account	\$ 223,346	\$ -	\$ -	\$ 223,346
State Board of Administration	\$ 580,214	\$ -	\$ -	\$ 580,214
<u>Series 2023</u>				
Reserve	\$ -	\$ 669,025	\$ -	\$ 669,025
Revenue	\$ -	\$ 560,156	\$ -	\$ 560,156
Construction	\$ -	\$ -	\$ 200	\$ 200
Due from Developer	\$ -	\$ -	\$ 55,616	\$ 55,616
Due from General Fund	\$ -	\$ 76,926	\$ -	\$ 76,926
Prepaid Expenses	\$ 4,513	\$ -	\$ -	\$ 4,513
Total Assets	\$ 808,072	\$ 1,306,108	\$ 55,816	\$ 2,169,996
Liabilities:				
Accounts Payable	\$ 12,460	\$ -	\$ -	\$ 12,460
Contracts Payable	\$ -	\$ -	\$ 55,616	\$ 55,616
Due to Debt Service	\$ 76,926	\$ -	\$ -	\$ 76,926
Total Liabilities	\$ 89,386	\$ -	\$ 55,616	\$ 145,002
Fund Balance:				
Assigned:				
Debt Service - Series 2023	\$ -	\$ 1,306,108	\$ -	\$ 1,306,108
Capital Projects Fund	\$ -	\$ -	\$ 200	\$ 200
Nonspendable:				
Prepays	\$ 4,513	\$ -	\$ -	\$ 4,513
Unassigned	\$ 714,173	\$ -	\$ -	\$ 714,173
Total Fund Balances	\$ 718,686	\$ 1,306,108	\$ 200	\$ 2,024,994
Total Liabilities & Fund Balance	\$ 808,072	\$ 1,306,108	\$ 55,816	\$ 2,169,996

Bradbury
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance

Revenues:

Assessments - Tax Roll	\$ 599,290	\$ 599,290	\$ 581,271	\$ (18,019)
Interest Income	\$ -	\$ -	\$ 214	\$ 214
Miscellaneous Income	\$ -	\$ -	\$ 7,400	\$ 7,400
Total Revenues	\$ 599,290	\$ 599,290	\$ 588,885	\$ (10,405)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,000	\$ 5,000
Employer FICA Expense	\$ -	\$ -	\$ 168	\$ (168)
Engineering	\$ 15,000	\$ 10,000	\$ 5,434	\$ 4,567
Attorney	\$ 25,000	\$ 16,667	\$ 6,914	\$ 9,753
Annual Audit	\$ 4,000	\$ 4,000	\$ 5,900	\$ (1,900)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,250	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 4,020	\$ 2,352	\$ 2,352	\$ -
Management Fees	\$ 39,375	\$ 26,250	\$ 26,250	\$ -
Information Technology	\$ 1,890	\$ 1,260	\$ 1,260	\$ -
Website Maintenance	\$ 1,260	\$ 840	\$ 840	\$ -
Postage & Delivery	\$ 600	\$ 600	\$ 663	\$ (63)
Insurance	\$ 5,720	\$ 5,720	\$ 5,408	\$ 312
Copies	\$ 500	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 15,000	\$ 10,000	\$ 1,974	\$ 8,026
Other Current Charges	\$ 1,000	\$ 667	\$ 536	\$ 131
Office Supplies	\$ 500	\$ 333	\$ 13	\$ 320
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 136,740	\$ 96,147	\$ 69,837	\$ 26,310

Bradbury
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<i><u>Field Expenditures</u></i>				
Property Insurance	\$ 12,000	\$ 12,000	\$ 3,300	\$ 8,700
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Streetlights	\$ 35,000	\$ 23,333	\$ 15,072	\$ 8,261
Electric	\$ 12,000	\$ 8,000	\$ 579	\$ 7,421
Water & Sewer	\$ 25,000	\$ 25,000	\$ 55,031	\$ (30,031)
Landscape Maintnenace	\$ 130,000	\$ 86,667	\$ 89,048	\$ (2,381)
Landscape Replacement	\$ 20,000	\$ 13,333	\$ 15,784	\$ (2,451)
Lake Maintenance	\$ -	\$ -	\$ 875	\$ (875)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 6,000	\$ 6,000	\$ 6,012	\$ (12)
General Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 9,900	\$ 100
Field Contingency	\$ 10,000	\$ 6,667	\$ 3,395	\$ 3,272
Total Field Expenditures:	\$ 282,500	\$ 202,667	\$ 208,995	\$ (6,328)
<i><u>Amenity Expenditures</u></i>				
Amenity - Electric	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Amenity - Water	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Playground Lease	\$ 50,000	\$ 33,333	\$ 36,102	\$ (2,769)
Internet	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Pest Control	\$ 1,250	\$ 833	\$ -	\$ 833
Janitorial Service	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Amenity Management	\$ 12,500	\$ 8,333	\$ -	\$ 8,333
Security Services	\$ 34,000	\$ 22,667	\$ -	\$ 22,667
Pool Maintenance	\$ 19,800	\$ 13,200	\$ -	\$ 13,200
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Contingency	\$ 10,000	\$ 6,667	\$ 4,780	\$ 1,887
Total Amenity Expenditures:	\$ 180,050	\$ 120,033	\$ 40,882	\$ 79,151
Total Expenditures	\$ 599,290	\$ 418,847	\$ 319,714	\$ 99,133
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 269,171	
Fund Balance - Beginning	\$ -		\$ 449,515	
Fund Balance - Ending	\$ -		\$ 718,686	

Bradbury

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Assessments	\$ 1,338,050	\$ 1,338,050	\$ 1,297,822	\$ (40,228)
Interest	\$ 45,989	\$ 38,450	\$ 38,450	\$ -
Total Revenues	\$ 1,384,039	\$ 775,956	\$ 735,728	\$ (40,228)
Expenditures:				
Interest Expense - 11/1	\$ 518,216	\$ 518,216	\$ 518,216	\$ -
Principal Expense - 5/1	\$ 305,000	\$ 305,000	\$ 305,000	\$ -
Interest Expense - 5/1	\$ 518,216	\$ 518,216	\$ 518,216	\$ -
Total Expenditures	\$ 1,341,431	\$ 1,341,431	\$ 1,341,431	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 42,607		\$ (605,704)	
Fund Balance - Beginning	\$ 642,171		\$ 1,911,811	
Fund Balance - Ending	\$ 684,779		\$ 1,306,108	

Bradbury
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,308,950	\$ 1,308,950
Interest	\$ -	\$ -	\$ 110	\$ 110
Total Revenues	\$ -	\$ -	\$ 1,309,060	\$ 1,309,060
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,309,863	\$ (1,309,863)
Total Expenditures	\$ -	\$ -	\$ 1,309,863	\$ (1,309,863)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (803)	
Fund Balance - Beginning	\$ -		\$ 1,003	
Fund Balance - Ending	\$ -		\$ 200	

Bradbury
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 59,803	\$ 455,091	\$ 9,418	\$ 3,904	\$ 4,618	\$ 14,021	\$ 34,418	\$ -	\$ -	\$ -	\$ -	\$ 581,271
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ 214
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400
Total Revenues	\$ -	\$ 59,803	\$ 455,091	\$ 9,418	\$ 3,904	\$ 12,018	\$ 14,021	\$ 34,631	\$ -	\$ -	\$ -	\$ -	\$ 588,885
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 600	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Employer FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ 930	\$ 770	\$ 320	\$ 665	\$ 876	\$ 668	\$ 1,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,434
Attorney	\$ 681	\$ 1,039	\$ 403	\$ 955	\$ 1,127	\$ 1,663	\$ 1,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,914
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ 2,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,352
Management Fees	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,260
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 840
Postage & Delivery	\$ 88	\$ 1	\$ 50	\$ 306	\$ 100	\$ 54	\$ 51	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ 663
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,974
Other Current Charges	\$ 63	\$ 62	\$ 41	\$ 85	\$ 66	\$ 66	\$ 88	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ 536
Office Supplies	\$ 3	\$ 0	\$ 3	\$ -	\$ 0	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 19,672	\$ 6,654	\$ 4,796	\$ 5,992	\$ 6,150	\$ 7,080	\$ 14,980	\$ 4,513	\$ -	\$ -	\$ -	\$ -	\$ 69,837
Field Expenditures													
Property Insurance	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 10,000
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	\$ 4,542	\$ -	\$ -	\$ -	\$ -	\$ 55,031
Landscape Maintenance	\$ 10,544	\$ 10,544	\$ 10,544	\$ 12,494	\$ 10,920	\$ 11,744	\$ 11,714	\$ 10,544	\$ -	\$ -	\$ -	\$ -	\$ 89,048
Lake Maintenance	\$ -	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 875
Landscape Replacement	\$ -	\$ -	\$ 13,244	\$ -	\$ 2,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,784
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 561	\$ 178	\$ 65	\$ 1,553	\$ 3,470	\$ 75	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ 6,012
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 9,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900
Field Contingency	\$ 125	\$ 2,100	\$ -	\$ -	\$ 1,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,395
Total Field Expenditures:	\$ 19,601	\$ 19,766	\$ 27,373	\$ 34,158	\$ 45,131	\$ 18,601	\$ 27,794	\$ 16,572	\$ -	\$ -	\$ -	\$ -	\$ 208,995

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	\$ 4,513	\$ -	\$ -	\$ -	\$ -	36,102
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,780	\$ -	\$ -	\$ -	\$ -	4,780
Total Amenity Expenditures:	\$ 4,512.78	\$ 4,512.77	\$ 4,512.77	\$ 4,512.77	\$ 4,512.78	\$ 4,512.78	\$ 4,512.77	\$ 9,292.77	\$ -	\$ -	\$ -	\$ -	\$ 40,882.19
Total Expenditures	\$ 43,786	\$ 26,419	\$ 32,169	\$ 40,149	\$ 51,281	\$ 25,681	\$ 42,774	\$ 21,085	\$ -	\$ -	\$ -	\$ -	\$ 319,714
Excess (Deficiency) of Revenues over Expenditures	\$ (43,786)	\$ 33,383	\$ 422,922	\$ (30,732)	\$ (47,377)	\$ (13,663)	\$ (28,752)	\$ 13,546	\$ -	\$ -	\$ -	\$ -	\$ 269,171

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)
Less: Principal Payment - 5/01/2025		(\$305,000)
Current Bonds Outstanding		\$19,290,000

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			
5/9/25	04/01-04/30/25	\$ 113,533.27	\$ -	\$ (2,270.67)	\$ -	\$ 111,262.60	\$ 34,417.54	\$ 76,845.06	\$ 111,262.60			
Total		\$ 1,985,781.99	\$ (70,842.97)	\$ (38,715.41)	\$ 2,869.96	\$ 1,879,093.57	\$ 581,271.49	\$ 1,297,822.08	\$ 1,879,093.57			
										96.99%	Net Percentage Collected	
										\$ 58,244.23	Balance Remaining To Collect	