

Bradbury
Community Development District

Adopted Budget
FY 2026



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Bradbury
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 599,290	\$ 584,515	\$ 14,775	\$ 599,290	\$ 713,185
Interest Income	\$ -	\$ 2,315	\$ 3,000	\$ 5,315	\$ -
Miscellaneous Income	\$ -	\$ 7,400	\$ -	\$ 7,400	\$ -

Total Revenues	\$ 599,290	\$ 594,230	\$ 17,775	\$ 612,005	\$ 713,185
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 3,000	\$ 7,600	\$ 12,000
Employer FICA	\$ -	\$ 291	\$ 230	\$ 520	\$ 918
Engineering	\$ 15,000	\$ 12,308	\$ 3,750	\$ 16,058	\$ 15,000
Attorney	\$ 25,000	\$ 10,775	\$ 3,600	\$ 14,375	\$ 25,000
Annual Audit	\$ 4,000	\$ 5,900	\$ -	\$ 5,900	\$ 6,100
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,150
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 3,938	\$ 1,313	\$ 5,250	\$ 5,408
Trustee Fees	\$ 4,020	\$ 2,352	\$ 1,680	\$ 4,031	\$ 4,434
Management Fees	\$ 39,375	\$ 29,531	\$ 9,844	\$ 39,375	\$ 45,000
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 600	\$ 705	\$ 150	\$ 855	\$ 600
Insurance	\$ 5,720	\$ 5,408	\$ -	\$ 5,408	\$ 6,219
Copies	\$ 500	\$ -	\$ 125	\$ 125	\$ 500
Legal Advertising	\$ 15,000	\$ 1,974	\$ 3,750	\$ 5,724	\$ 2,500
Other Current Charges	\$ 1,000	\$ 602	\$ 250	\$ 852	\$ 1,000
Office Supplies	\$ 500	\$ 16	\$ 125	\$ 141	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 136,740	\$ 86,386	\$ 28,603	\$ 114,989	\$ 134,199
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Field Expenditures

Property Insurance	\$ 12,000	\$ 3,300	\$ -	\$ 3,300	\$ 13,200
Field Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 130,000	\$ 99,592	\$ 40,982	\$ 140,574	\$ 157,788
Landscape Replacement	\$ 20,000	\$ 15,784	\$ 4,216	\$ 20,000	\$ 20,000
Lake Maintenance	\$ -	\$ 1,000	\$ 375	\$ 1,375	\$ 7,500
Streetlights	\$ 35,000	\$ 17,124	\$ 11,814	\$ 28,938	\$ 67,515
Electric	\$ 12,000	\$ 656	\$ 327	\$ 983	\$ 5,000
Water & Sewer	\$ 25,000	\$ 55,031	\$ 19,981	\$ 75,012	\$ 80,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 6,100	\$ 1,500	\$ 7,600	\$ 6,000
General Repairs & Maintenance	\$ 15,000	\$ 9,900	\$ 3,750	\$ 13,650	\$ 15,000
Field Contingency	\$ 10,000	\$ 3,395	\$ 2,500	\$ 5,895	\$ 12,500

Total Field Expenditures	\$ 282,500	\$ 223,131	\$ 89,820	\$ 312,951	\$ 402,453
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Bradbury

Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 14,400
Amenity - Water	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 4,500
Playground Lease	\$ 50,000	\$ 40,615	\$ 13,538	\$ 54,153	\$ 54,153
Internet	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 1,020
Pest Control	\$ 1,250	\$ -	\$ 313	\$ 313	\$ 1,560
Janitorial Service	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 14,400
Amenity Management	\$ 12,500	\$ -	\$ 3,125	\$ 3,125	\$ 12,500
Security Services	\$ 34,000	\$ -	\$ 8,500	\$ 8,500	\$ 20,000
Pool Maintenance	\$ 19,800	\$ -	\$ 4,950	\$ 4,950	\$ 24,000
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Capital Outlay	\$ -	\$ 14,122	\$ -	\$ 14,122	\$ -
Contingency	\$ 10,000	\$ 11,956	\$ 2,500	\$ 14,456	\$ 10,000
Total Amenity Expenditures	\$ 180,050	\$ 66,693	\$ 46,051	\$ 112,744	\$ 176,533
Total Operations & Maintenance	\$ 462,550	\$ 289,824	\$ 135,871	\$ 425,695	\$ 578,986
Total Expenditures	\$ 599,290	\$ 376,210	\$ 164,474	\$ 540,684	\$ 713,185
Excess Revenues/(Expenditures)	\$ -	\$ 218,019	\$ (146,699)	\$ 71,320	\$ -

Net Assessments	\$ 713,185
Add: Discounts & Collections 7%	\$ 53,681
Gross Assessments	<u>\$ 766,866</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	811.00	811	1.00	\$713,185	\$879.39	\$945.58
	811.00	811		\$713,185		

Product Tyoe	FY2025 Per Unit	FY2026 Per Unit	Increase/(Decrease)
Single Family	\$794.57	\$945.58	\$151.01

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Community Development District

General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Employer FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

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Community Development District

General Fund Narrative

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

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Community Development District

General Fund Narrative

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

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General Fund Narrative

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

General Repairs & Maintenance

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

Field Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Amenity Management

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

Security Services

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

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Community Development District
General Fund Narrative

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Holiday Décor

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

Contingency

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

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY2026
Revenues					
Assessments	\$ 1,338,050	\$ 1,305,063	\$ 32,987	\$ 1,338,050	\$ 1,338,050
Interest	\$ 45,989	\$ 42,539	\$ 14,180	\$ 56,718	\$ 28,359
Carry Forward Surplus	\$ 642,171	\$ 642,242	\$ -	\$ 642,242	\$ 695,579
Total Revenues	\$ 2,026,210	\$ 1,989,844	\$ 47,166	\$ 2,037,010	\$ 2,061,988
Expenditures					
Interest - 11/1	\$ 518,216	\$ 518,216	\$ -	\$ 518,216	\$ 511,544
Principal - 5/1	\$ 305,000	\$ 305,000	\$ -	\$ 305,000	\$ 320,000
Interest - 5/1	\$ 518,216	\$ 518,216	\$ -	\$ 518,216	\$ 511,544
Total Expenditures	\$ 1,341,431	\$ 1,341,431	\$ -	\$ 1,341,431	\$ 1,343,088
Excess Revenues/(Expenditures)	\$ 684,779	\$ 648,413	\$ 47,166	\$ 695,579	\$ 718,901

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

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family 42'	476	\$ 785,341	\$ 1,650	\$ 1,774
Single Family 52'	335	\$ 552,709	\$ 1,650	\$ 1,774
	811	\$ 1,338,050		

Bradbury
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	\$ 19,290,000.00	\$ -	\$ 511,543.75	\$ 1,334,759.38
05/01/26	\$ 19,290,000.00	\$ 320,000.00	\$ 511,543.75	
11/01/26	\$ 18,970,000.00	\$ -	\$ 504,543.75	\$ 1,336,087.50
05/01/27	\$ 18,970,000.00	\$ 335,000.00	\$ 504,543.75	
11/01/27	\$ 18,635,000.00	\$ -	\$ 497,215.63	\$ 1,336,759.38
05/01/28	\$ 18,635,000.00	\$ 350,000.00	\$ 497,215.63	
11/01/28	\$ 18,285,000.00	\$ -	\$ 489,559.38	\$ 1,336,775.00
05/01/29	\$ 18,285,000.00	\$ 365,000.00	\$ 489,559.38	
11/01/29	\$ 17,920,000.00	\$ -	\$ 481,575.00	\$ 1,336,134.38
05/01/30	\$ 17,920,000.00	\$ 380,000.00	\$ 481,575.00	
11/01/30	\$ 17,540,000.00	\$ -	\$ 473,262.50	\$ 1,334,837.50
05/01/31	\$ 17,540,000.00	\$ 400,000.00	\$ 473,262.50	
11/01/31	\$ 17,140,000.00	\$ -	\$ 462,762.50	\$ 1,336,025.00
05/01/32	\$ 17,140,000.00	\$ 420,000.00	\$ 462,762.50	
11/01/32	\$ 16,720,000.00	\$ -	\$ 451,737.50	\$ 1,334,500.00
05/01/33	\$ 16,720,000.00	\$ 445,000.00	\$ 451,737.50	
11/01/33	\$ 16,275,000.00	\$ -	\$ 440,056.25	\$ 1,336,793.75
05/01/34	\$ 16,275,000.00	\$ 470,000.00	\$ 440,056.25	
11/01/34	\$ 15,805,000.00	\$ -	\$ 427,718.75	\$ 1,337,775.00
05/01/35	\$ 15,805,000.00	\$ 495,000.00	\$ 427,718.75	
11/01/35	\$ 15,310,000.00	\$ -	\$ 414,725.00	\$ 1,337,443.75
05/01/36	\$ 15,310,000.00	\$ 520,000.00	\$ 414,725.00	
11/01/36	\$ 14,790,000.00	\$ -	\$ 401,075.00	\$ 1,335,800.00
05/01/37	\$ 14,790,000.00	\$ 550,000.00	\$ 401,075.00	
11/01/37	\$ 14,240,000.00	\$ -	\$ 386,637.50	\$ 1,337,712.50
05/01/38	\$ 14,240,000.00	\$ 580,000.00	\$ 386,637.50	
11/01/38	\$ 13,660,000.00	\$ -	\$ 371,412.50	\$ 1,338,050.00
05/01/39	\$ 13,660,000.00	\$ 610,000.00	\$ 371,412.50	
11/01/39	\$ 13,050,000.00	\$ -	\$ 355,400.00	\$ 1,336,812.50
05/01/40	\$ 13,050,000.00	\$ 640,000.00	\$ 355,400.00	
11/01/40	\$ 12,410,000.00	\$ -	\$ 338,600.00	\$ 1,334,000.00
05/01/41	\$ 12,410,000.00	\$ 675,000.00	\$ 338,600.00	
11/01/41	\$ 11,020,000.00	\$ -	\$ 320,881.25	\$ 1,334,481.25
05/01/42	\$ 10,270,000.00	\$ 715,000.00	\$ 320,881.25	
11/01/42	\$ 10,270,000.00	\$ -	\$ 302,112.50	\$ 1,337,993.75
05/01/43	\$ 10,270,000.00	\$ 750,000.00	\$ 302,112.50	
11/01/43	\$ 10,270,000.00	\$ -	\$ 282,425.00	\$ 1,334,537.50
05/01/44	\$ 10,270,000.00	\$ 790,000.00	\$ 282,425.00	
11/01/44	\$ 9,480,000.00	\$ -	\$ 260,700.00	\$ 1,333,125.00
05/01/45	\$ 9,480,000.00	\$ 835,000.00	\$ 260,700.00	
11/01/45	\$ 8,645,000.00	\$ -	\$ 237,737.50	\$ 1,333,437.50
05/01/46	\$ 8,645,000.00	\$ 885,000.00	\$ 237,737.50	
11/01/46	\$ 7,760,000.00	\$ -	\$ 213,400.00	\$ 1,336,137.50
05/01/47	\$ 7,760,000.00	\$ 935,000.00	\$ 213,400.00	
11/01/47	\$ 6,825,000.00	\$ -	\$ 187,687.50	\$ 1,336,087.50
05/01/48	\$ 6,825,000.00	\$ 985,000.00	\$ 187,687.50	
11/01/48	\$ 5,840,000.00	\$ -	\$ 160,600.00	\$ 1,333,287.50
05/01/49	\$ 5,840,000.00	\$ 1,045,000.00	\$ 160,600.00	
11/01/49	\$ 4,795,000.00	\$ -	\$ 131,862.50	\$ 1,337,462.50
05/01/50	\$ 4,795,000.00	\$ 1,100,000.00	\$ 131,862.50	
11/01/50	\$ 3,695,000.00	\$ -	\$ 101,612.50	\$ 1,333,475.00
05/01/51	\$ 3,695,000.00	\$ 1,165,000.00	\$ 101,612.50	
11/01/51	\$ 2,530,000.00	\$ -	\$ 69,575.00	\$ 1,336,187.50
05/01/52	\$ 2,530,000.00	\$ 1,230,000.00	\$ 69,575.00	
11/01/52	\$ 1,300,000.00	\$ -	\$ 35,750.00	\$ 1,335,325.00
05/01/53	\$ 1,300,000.00	\$ 1,300,000.00	\$ 35,750.00	\$ 1,335,750.00
		\$ 19,290,000.00	\$ 18,624,337.50	\$ 38,737,553.13