Bradbury Community Development District

Meeting Agenda

August 20, 2025

AGENDA

Community Development District

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

August 13, 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, August 20, 2025 at 2:15 PM at the Offices of PRIME Community Management, 375 Avenue A SE, 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 June 18, 2025 Board of Supervisors Meeting
- 4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-08 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll
- 5. Consideration of Resolution 2025-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
- 6. Consideration of Resolution 2025-11 Spending Authorization Resolution
- 7. Consideration of Resolution 2025-12 Adopting Amended Amenity Rules
- 8. Presentation of Fiscal Year 2024 Audit Report
- 9. Consideration of Audit Services Engagement Letter for Fiscal Year 2025 Audit
- 10. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
- 11. Consideration of Proposal to Add Amenity Access Card Reader to Two (2) Additional Amenity Access Points
- 12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report

- i. Consideration of Proposals for Amenity Center Maintenance
 - a) Proposal for Pool Maintenance Services
 - b) Proposal for Janitorial Maintenance Services
 - c) Proposal for Pest Control Services
- D. District Manager's Report
 - i. Approval of Amenity Policy Clarification Regarding Access Card Issuance
 - ii. Approval of Check Register
 - iii. Balance Sheet & Income Statement
- 13. Other Business
- 14. Supervisors Requests and Audience Comments
- 15. 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**, **June 18, 2025**, at 2:24 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns District Manager, GMS

Meredith Hammock *by Zoom*District Counsel, Kilinski Van Wyk
Savannah Hancock *by Zoom*District Counsel, Kilinski Van Wyk

Joey Duncan by Zoom

Rey Malave by Zoom

Joel Blanco

District Engineer, Dewberry

District Engineer, Dewberry

Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:24 p.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 May 21, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from May 21, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board made no changes to the minutes.

June 18, 2025 Bradbury CDD

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Minutes from the May 21, 2025, Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07 Directing Chairman and District Staff to File a Petition Amending the District Boundaries

Ms. Burns stated they received word from the developer that there was a desire to remove 13.767 acres from the District and this resolution allows staff to collect the documents needed to close the deal. Ms. Roden asked why they were doing this. Ms. Burns stated she believes it will be used for another purpose.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-07, Directing Chairman and District Staff to File a Petition Amending the District Boundaries, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Boundary Amendment Funding Agreement

Ms. Burns stated the Boundary Amendment Funding Agreement is with CH DEV Bradbury, LLC and they will fund the costs associated with the boundary amendment.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Boundary Amendment Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2023 Bonds

Ms. Burns stated the District must prove they are not earning more interest than they pay on the bonds.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Arbitrage Rebate Report for Series 2023 Bonds, was approved.

June 18, 2025 Bradbury CDD

SEVENTH 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. Blanco stated they have conducted landscaping reviews throughout the community and most of it is satisfactory. He noted the landscaping beds in all the entrances are thriving in the summer mons and the walking trail paths remain edged and free of weeds. He added they have noticed the mulch in the landscaping bed in the entrances and pocket parks appear discolored and missing in places and a vendor has been advised to schedule mulching in those areas. He noted there were three areas on the perimeter tract on Bradbury Road that had evidence of significant washout and believes this is due to the water collected on the flat road spilling over into the perimeter tract. A request was sent to the District Engineer on their recommendation to redirect the water. He added the field staff have continued to review the amenity areas throughout the district with many amenity areas remaining in progress.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the financial statements were included in the package. 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.

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June 18, 2025 Bradbury CDD

iii.	Reminder	to Board	to File F	orm 1's by	y the July 1	, 2025 Deadline

Ms. Burns reminded the Board to file their Form 1s by July 1, 2025 and complete the four hours of required ethics training by the end of the year.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH 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

SECTION A

SECTION 1

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("Board") of the Bradbury Community Development District ("District") proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2026") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bradbury Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

sum of \$is deemed by the E	ereby appropriated out of the re to be raised by the leads and to be necessary to defray and appropriated in the follow	evy of assessments and/ull expenditures of the D	or otherwise, which sum
TOTAL G	ENERAL FUND	\$	
DEBT SE	RVICE FUND (SERIES 2023)	\$	
TOTAL A	LL FUNDS	\$	

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

TTEST: ecretary/Assistant Secretary	BRADBURY COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	By:
	Its:

Exhibit A: Adopted Budget for Fiscal Year 2026

Community Development District

Proposed Budget FY 2026



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Bradbury Community Development District Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25		Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026		
Revenues								
Assesssments - 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	
Expenditures								
<u>Administrative</u>								
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	
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	

BradburyCommunity Development District

Proposed Budget General Fund

		Adopted		Actuals	Projected			Projected	*		
B			Next		Thru		Budget				
Description		FY2025	1	6/30/25		3 Months		9/30/25	FY2026		
Amenity Expenditures											
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	\$		

713,185 Net Assessments Add: Discounts & Collections 7% 53,681 766,866 Gross Assessments

Product	uct 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

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.

<u>Arbitrage</u>

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

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.

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.

<u>Electric</u>

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.

Community Development District General Fund Narrative

<u>Irrigation Repairs</u>

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.

<u>Amenity - Water</u>

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.

<u>Internet</u>

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.

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.

<u>Holiday Décor</u>

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.

Community Development District

Proposed Budget

Debt Service Fund - Series 2023

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

			aximum Annual	N	et Assessment	Gross Assessmen			
Product	Assessable Units		Debt Service	vice Per Unit			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		Prinicpal		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	Φ.	4 224 027 50
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	d.	1 227 025 00
11/01/31	\$	17,140,000.00	\$ \$	420,000.00	\$ \$	462,762.50	\$	1,336,025.00
05/01/32	\$	17,140,000.00	\$ \$	420,000.00	\$ \$	462,762.50	ď	1 224 500 00
11/01/32	\$ \$	16,720,000.00 16,720,000.00	\$ \$	445,000.00	\$ \$	451,737.50 451,737.50	\$	1,334,500.00
05/01/33 11/01/33	\$ \$	16,275,000.00	\$	445,000.00	\$	440,056.25	\$	1,336,793.75
05/01/34	\$	16,275,000.00	\$	470,000.00	\$ \$	440,056.25	Ф	1,330,793.73
11/01/34	\$	15,805,000.00	\$	470,000.00	\$ \$	427,718.75	\$	1,337,775.00
05/01/35		15,805,000.00	\$	495,000.00	\$	427,718.75	Ψ	1,337,773.00
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	Ψ	1,557,115.75
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	Ψ	1,000,000.00
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	Ψ.	1,007,712.00
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	¢	4.004.005.50
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	¢	1 222 207 50
11/01/48	\$	5,840,000.00 5,840,000.00	\$ ¢	1 0 4 5 0 0 0 0 0	\$ ¢	160,600.00	\$	1,333,287.50
05/01/49	\$ ¢	, ,	\$ ¢	1,045,000.00	\$ \$	160,600.00	¢	1 227 462 50
11/01/49 05/01/50	\$ \$	4,795,000.00 4,795,000.00	\$ \$	1,100,000.00	\$ \$	131,862.50 131,862.50	\$	1,337,462.50
11/01/50	\$ \$	3,695,000.00	\$ \$	1,100,000.00	\$ \$	101,612.50	\$	1,333,475.00
05/01/51	\$ \$	3,695,000.00	\$	1,165,000.00	э \$	101,612.50	Ψ	1,333,473.00
11/01/51	\$ \$	2,530,000.00	\$	1,103,000.00	\$ \$	69,575.00	\$	1,336,187.50
05/01/52	\$	2,530,000.00	\$	1,230,000.00	\$	69,575.00	Ψ	1,550,107.50
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
,,	*	_,000,000	7	_,_ 5 0,0 0 0.00	~	20,, 20.30	7	_,_ 00,, 00.00
			\$	19,290,000.00	\$	18,624,337.50	\$	38,737,553.13
			Ψ	17,270,000,00	Ψ	10,021,007100	Ψ	55,757,555115

SECTION 2

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bradbury Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Bradbury Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:	BRADBURY COMMUNITY DEVELOPMENT DISTRICT
	By:
Secretary / Assistant Secretary	Its:
Exhibit A: Adopted Budget for l	Fiscal Year 2026

Exhibit B: Assessment Roll

Community Development District

Proposed Budget FY 2026



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Bradbury Community Development District Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25]	Proposed Budget FY2026
Revenues						
Assesssments - 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
Expenditures						
<u>Administrative</u>						
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
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

BradburyCommunity Development District

Proposed Budget General Fund

	Adopted		Actuals		Projected		Projected		Proposed	
Description		Budget Thru			Next		Thru		Budget	
Description		FY2025		6/30/25	3 Months		9/30/25		FY2026	
Amenity Expenditures										
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	\$	-

713,185 Net Assessments Add: Discounts & Collections 7% 53,681 766,866 Gross Assessments

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

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.

<u>Arbitrage</u>

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

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.

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.

<u>Electric</u>

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.

Community Development District General Fund Narrative

<u>Irrigation Repairs</u>

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.

<u>Amenity - Water</u>

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.

<u>Internet</u>

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.

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.

<u>Holiday Décor</u>

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.

Community Development District

Proposed Budget

Debt Service Fund - Series 2023

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

		M	aximum Annual	N	et Assessment	Gı	ross Assessment
Product	Assessable Units		Debt Service		Per Unit		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		Prinicpal		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	Φ.	4 224 227 52
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	d.	1 227 025 00
11/01/31	\$	17,140,000.00	\$ \$	420,000.00	\$ \$	462,762.50	\$	1,336,025.00
05/01/32	\$	17,140,000.00	\$ \$	420,000.00	\$ \$	462,762.50	ď	1 224 500 00
11/01/32	\$ \$	16,720,000.00 16,720,000.00	\$ \$	445,000.00	\$ \$	451,737.50 451,737.50	\$	1,334,500.00
05/01/33 11/01/33	\$ \$	16,275,000.00	\$	445,000.00	\$ \$	440,056.25	\$	1,336,793.75
05/01/34	\$	16,275,000.00	\$	470,000.00	\$ \$	440,056.25	Ф	1,330,793.73
11/01/34	\$	15,805,000.00	\$	470,000.00	\$ \$	427,718.75	\$	1,337,775.00
05/01/35		15,805,000.00	\$	495,000.00	\$	427,718.75	Ψ	1,337,773.00
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	Ψ	1,557,115.75
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	Ψ	1,000,000.00
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	Ψ.	1,007,712.00
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	¢	4.004.005.50
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	¢	1 222 207 50
11/01/48	\$	5,840,000.00 5,840,000.00	\$ ¢	1 0 4 5 0 0 0 0 0	\$ ¢	160,600.00	\$	1,333,287.50
05/01/49	\$ ¢	, ,	\$ ¢	1,045,000.00	\$ \$	160,600.00	¢	1 227 462 50
11/01/49 05/01/50	\$ \$	4,795,000.00 4,795,000.00	\$ \$	1,100,000.00	\$ \$	131,862.50 131,862.50	\$	1,337,462.50
11/01/50	\$ \$	3,695,000.00	\$ \$	1,100,000.00	\$ \$	101,612.50	\$	1,333,475.00
05/01/51	\$ \$	3,695,000.00	\$	1,165,000.00	э \$	101,612.50	Ψ	1,333,473.00
11/01/51	\$ \$	2,530,000.00	\$	1,103,000.00	\$ \$	69,575.00	\$	1,336,187.50
05/01/52	\$	2,530,000.00	\$	1,230,000.00	\$	69,575.00	Ψ	1,550,107.50
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
,,	*	_,000,000	7	_,_ 5 0,0 0 0.00	~	20,, 20.30	7	_,_ 00,, 00.00
			\$	19,290,000.00	\$	18,624,337.50	\$	38,737,553.13
			Ψ	17,270,000,00	Ψ	10,021,007100	Ψ	55,757,555115

PARCEL ID	Units	0&M	Debt	Total
272726000000041020	0.00	\$0.00	\$0.00	\$0.00
272726758516001010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516001270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516002220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003050	1.00	\$945.58	\$1,774.06	\$2,719.64

PARCEL ID	Units	0&M	Debt	Total
272726758516003060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003110	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758516003120	1.00		\$1,774.06 \$1,774.06	
	1.00	\$945.58	' '	\$2,719.64
272726758516003140		\$945.58	\$1,774.06	\$2,719.64
272726758516003150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003280	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003290	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003300	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003310	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003320	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003330	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003340	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003350	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003360	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003370	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003380	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003390	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003400	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003410	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003420	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003430	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003440	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003450	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003460	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003470	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003480	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003490	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003500	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003510	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003520	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003530	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003540	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003550	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003560	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003570	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003580	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516003590	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004030	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
L, L, LO, 3031000T0T0	1.00	ψυτυ.υυ	Ψ1,771.00	Ψ2,1 13.04

PARCEL ID	Units	0&M	Debt	Total
272726758516004050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004150	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516004100	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516004170	1.00			
		\$945.58	\$1,774.06	\$2,719.64
272726758516004190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004280	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004290	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004300	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004310	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004320	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004330	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004340	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004350	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004360	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004370	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516004380	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005160	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516005160	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516005170				
	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
272726758516005190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516005240	1.00	\$945.58	\$1,774.06	\$2,719.64

272726758516006010 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006020 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006040 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006050 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006060 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006070 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006090 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006130 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516006150 1.00 \$945.58 \$1,774.06 \$2,719.64	PARCEL ID	Units	0&M	Debt	Total
277276788516006020					-
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272726758516007040 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007050 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007060 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007070 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007080 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007090 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007110 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007120 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007130 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007170 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516007020	1.00	\$945.58	\$1,774.06	\$2,719.64
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	272726758516007220	1.00	\$945.58	\$1,774.06	\$2,719.64

272726758516007230	PARCEL ID	Units	0&M	Debt	Total
27272678816007250					
272726788516007260					
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272726758516007270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516007330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008010 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008020 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008030 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008050 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008050 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008000 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008000 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008000 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008000 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008000 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008000 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008000 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516008100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009100					
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272726758516009130 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009140	1.00	\$945.58		\$2,719.64
272726758516009170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009160	1.00	\$945.58		\$2,719.64
272726758516009180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009180	1.00			
272726758516009200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758516009190	1.00	\$945.58		\$2,719.64
272726758516009210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64					
272726758516009220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64				' '	
272726758516009230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64					
272726758516009240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64					
272726758516009250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64					. ,
272726758516009260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64					
272726758516009270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64					
272726758516009280 1.00 \$945.58 \$1,774.06 \$2,719.64					
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PARCEL ID	Units	0&M	Debt	Total
272726758516009300	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009310	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009310	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009330	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009340	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009350	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009360	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516009370	1.00			
272726758516009380	1.00	\$945.58 \$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
	1.00			
272726758516009390		\$945.58	\$1,774.06	\$2,719.64
272726758516009400	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009410	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516009420	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010280	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010290	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010300	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010310	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010320	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010330	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010340	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010350	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010360	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010370	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010380	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010390	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010400	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010410	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010420	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010430	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516010440	1.00	\$945.58	\$1,774.06	\$2,719.64
27272675851601014	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
		WUTU.UU	Ψ±,// 1.00	₩ - ,1 10.0T

PARCEL ID	Units	0&M	Debt	Total
272726758516011020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011000	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011080	1.00			
	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516011100		\$945.58	' '	\$2,719.64
272726758516011110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516011270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516012210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516012220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516012230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516012240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516012250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516012260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516012270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516013140	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516013140	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758516014010	1.00	\$945.58 \$045.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758516014020	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
272726758516014030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014100	1.00	\$945.58	\$1,774.06	\$2,719.64

PARCEL ID	Units	0&M	Debt	Total
272726758516014110				
	1.00 1.00	\$945.58 \$045.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758516014120		\$945.58	\$1,774.06	\$2,719.64
272726758516014130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516014150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516015010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516015020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516015030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516015040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516015050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516016140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516017010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516017020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516017030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516017040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018120		\$945.58		
	1.00		\$1,774.06	\$2,719.64
272726758516018140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516018150		\$0.00	\$0.00	\$0.00
272726758516018160		\$0.00	\$0.00	\$0.00
272726758516018170		\$0.00	\$0.00	\$0.00
272726758516018180		\$0.00	\$0.00	\$0.00
272726758516018190		\$0.00	\$0.00	\$0.00
272726758516018200		\$0.00	\$0.00	\$0.00
272726758516018210		\$0.00	\$0.00	\$0.00
272726758516018220		\$0.00	\$0.00	\$0.00
272726758516018230		\$0.00	\$0.00	\$0.00
272726758516018240		\$0.00	\$0.00	\$0.00
272726758516018250		\$0.00	\$0.00	\$0.00
272726758516018260		\$0.00	\$0.00	\$0.00
272726758516018270		\$0.00	\$0.00	\$0.00
272726758516018280		\$0.00	\$0.00	\$0.00
2/2/20/30310010200				
272726758516018290		\$0.00	\$0.00	\$0.00

PARCEL ID	Units	0&M	Debt	Total
272726758516018310		\$0.00	\$0.00	\$0.00
272726758516018320		\$0.00	\$0.00	\$0.00
272726758516018330		\$0.00	\$0.00	\$0.00
272726758516018340		\$0.00	\$0.00	\$0.00
272726758516018350		\$0.00	\$0.00	\$0.00
272726758516121010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758516121110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517019010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517019010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517019020	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758517019040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517019050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517019060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517019000	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758517019070	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758517019080	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758517019090	1.00		' '	
272726758517019100	1.00	\$945.58 \$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758517019110	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
	1.00			
272726758517019130 272726758517019140	1.00	\$945.58 \$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758517019140	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
272726758517019150	1.00	\$945.58	\$1,774.06 \$1,774.06	\$2,719.64
	1.00			
272726758517019170 272726758517019180	1.00	\$945.58 \$045.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758517019180	1.00	\$945.58		
272726758517019190		\$945.58	\$1,774.06	\$2,719.64 \$2,719.64
272726758517019200	1.00 1.00	\$945.58	\$1,774.06	. ,
272726758517019210	1.00	\$945.58 \$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,710.64
272726758517019220	1.00		' '	\$2,719.64
	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020010		\$945.58	\$1,774.06	\$2,719.64
272726758517020020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517020180	1.00	\$945.58	\$1,774.06	\$2,719.64

PARCEL ID	Units	0&M	Debt	Total
272726758517020190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517021120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517022120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517023010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517023020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517024220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517025090	1.00	\$945.58	\$1,774.06	\$2,719.64

272726758517025100	PARCEL ID	Units	0&M	Debt	Total
272726758517025110					
272726788517025120					
272726758517025130					
272726758517025140					
272726788517026010					
272726788517026010					
272726788517026020					
272726788517026030			•		
272726758517026040					
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272726758517028110 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028120 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028130 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028110 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028120 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028130 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028130 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028190 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517028170	1.00	\$945.58	\$1,774.06	\$2,719.64
	272726758517028180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028200 1.00 \$945.58 \$1,774.06 \$2,719.64					
	272726758517028200	1.00	\$945.58	\$1,774.06	\$2,719.64

PARCEL ID	Units	0&M	Debt	Total
272726758517028210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028230	1.00	\$945.58	\$1,774.06	\$2,719.64
	1.00			\$2,719.64
272726758517028240		\$945.58	\$1,774.06	
272726758517028250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517028280 272726758517029010	1.00	\$945.58	\$1,774.06	\$2,719.64 \$2,719.64
	1.00	\$945.58	\$1,774.06	
272726758517029020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517029180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030140 272726758517030150	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
272726758517030160	1.00	\$945.58 \$945.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758517030170	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
272726758517030180	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
272726758517030190	1.00	\$945.58 \$045.58	\$1,774.06 \$1,774.06	\$2,719.64 \$2,719.64
272726758517030200	1.00	\$945.58 \$045.58	' '	
272726758517030210	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
272726758517030220	1.00 1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030230 272726758517030240		\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
	1.00	\$945.58 \$045.58	\$1,774.06	\$2,719.64 \$2,710.64
272726758517030250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030270	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030280	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030290	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030300	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030310	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030320	1.00	\$945.58	\$1,774.06	\$2,719.64

PARCEL ID	Units	0&M	Debt	Total
272726758517030330	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030340	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030350	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030360	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030370	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030380	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030390	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030400	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030410	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030420	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030430	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030440	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030450	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030460	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030470	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030480	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030490	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517030500	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517031240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517032140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033120	1.00	\$945.58	\$1,774.06	\$2,719.64

PARCEL ID	Units	0&M	Debt	Total
272726758517033130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517033260	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517034120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035120	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517035240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036010	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036020	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036030	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036040	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036050	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036060	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036070	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036080	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036090	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036100	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036110	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036120	1.00	\$945.58	\$1,774.06	\$2,719.64

272726758517036130 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036140 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64	PARCEL ID	Units	0&M	Debt	Total
272726758517036150 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036130	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036160 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036140	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036170 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036150	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036180 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036160	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036190 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036170	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036200 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036330 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036180	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036210 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036290 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036190	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036220 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036340 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036200	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036230 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036290 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036340 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036350 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036210	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036240 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036290 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036340 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036360 1.00 \$945.58 \$1,774.06 \$2,719.64	272726758517036220	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036250 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036340 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036350 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036390 \$0.00 \$0.00 \$0.00 272726758517036390	272726758517036230	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036260 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036290 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036340 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036350 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036350 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036360 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036390 \$0.00 \$0.00 \$0.00 272726758517036400	272726758517036240	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036270 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036290 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036340 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036350 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036360 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036360 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036360 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036390 \$0.00 \$0.00 \$0.00 272726758517036410	272726758517036250	1.00	\$945.58	\$1,774.06	\$2,719.64
272726758517036280 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036290 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036300 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036310 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036320 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036330 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036340 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036350 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036350 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036360 1.00 \$945.58 \$1,774.06 \$2,719.64 272726758517036370 \$0.00 \$0.00 \$0.00 272726758517036380 \$0.00 \$0.00 \$0.00 272726758517036400 \$0.00 \$0.00 \$0.00 272726758517036410 \$0.00 \$0.00 \$0.00 <td>272726758517036260</td> <td>1.00</td> <td>\$945.58</td> <td>\$1,774.06</td> <td>\$2,719.64</td>	272726758517036260	1.00	\$945.58	\$1,774.06	\$2,719.64
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	272726758517036520		\$0.00	\$0.00	\$0.00
Total Gross Assessments \$766,865.38 \$1,438,762.66 \$2,205,628.0	Total Gross Assessments		\$766,865.38	\$1,438,762.66	\$2,205,628.04

Total Net Assessments \$713,184.80 \$1,338,049.27 \$2,051,234.08

SECTION V

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Bradbury Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:	BRADBURY COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES BRADBURY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Bradbury Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on the 3rd Wednesday of every month at 11:30 AM unless otherwise indicated as follows:

October 15, 2025 November 19, 2025 December 17, 2025 January 21, 2026 February 18, 2026 March 18, 2026 April 15, 2026 May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY **COMMUNITY DEVELOPMENT** DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR 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; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District ("**Board**") typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board

and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

- 1. <u>Authorization to Pay Invoices for Work Previously Approved</u>. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
- 2. <u>Limited Spending Authorization</u>. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
- **3.** Ratification of Spending Authorization at Future Meeting. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
- **4.** <u>Repeal of Prior Spending Authorizations</u>. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
- 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:	BRADBURY COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

SECTION VII

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY POLICIES OF THE DISTRICT; 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*, being situated entirely within the City of Haines City, Polk County, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the policies set forth in Exhibit A ("Amendment"), which relate to use of the District's amenity facilities and other District-owned property, for immediate use and application.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The amended policies shall remain in full force and effect until such time as the Board may amend or replace them.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:	BRADBURY COMMUNITY DEVELOPMENT DISTRICT
Secretary	Chairman, Board of Supervisors

Exhibit A: Amendment to Policies

EXHIBIT A

Amendment to Policies

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.
- Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- Patrons may fish from District Lakes in designated areas only. However, the District has a "catch and release" policy for all fish caught.
- (5) Pets are not allowed in District Lakes.
- 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.
- 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.
- (8) 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.
- (9) 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.
- Easements through residential 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.
- (11) 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).

(12) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SECTION VIII

BRADBURY
COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Bradbury Community Development District
City of Haines City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Bradbury Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such
 procedures include examining, on a test basis, evidence regarding the amounts and disclosures
 in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is
 expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 16, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bradbury Community Development District, City of Haines City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$9,888,007.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,225,635, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,761,786, a decrease of (\$171,758) in comparison with the prior year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, assigned for capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30.

	2024	2023
Current and other assets	\$ 1,787,542	\$ 3,746,704
Capital assets, net of depreciation	28,251,976	23,974,638
Total assets	30,039,518	27,721,342
Current liabilities	457,603	2,264,958
Long-term liabilities	19,693,908	19,794,012
Total liabilities	20,151,511	22,058,970
Net position		
Net investment in capital assets	8,559,072	4,181,766
Restricted	879,420	1,460,014
Unrestricted	449,515	20,592
Total net position	\$ 9,888,007	\$ 5,662,372

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2024 2023			
Revenues:				_
Program revenues				
Charges for services	\$	1,797,549	\$	-
Operating grants and contributions		92,047		116,604
Capital grants and contributions		3,517,975		6,663,707
Total revenues		5,407,571		6,780,311
Expenses:				
General government		78,206		89,769
Maintenance and operations		51,392		-
Bond issue costs		-		601,733
Interest		1,052,338		451,798
Total expenses		1,181,936		1,143,300
Change in net position		4,225,635		5,637,011
Net position - beginning		5,662,372		25,361
Net position - ending	\$	9,888,007	\$	5,662,372

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$1,181,936. The costs of the District's activities were funded by program revenues which were comprised of assessments, Developer contributions and investment earnings.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$28,251,976 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation been taken, which resulted in a net book value of \$28,251,976. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$19,595,000 Bonds outstanding and \$191,696 Notes outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Bradbury Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2024

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 440,581
Due from Developer	13,077
Prepaid items	15,572
Restricted assets:	
Investments	1,318,312
Capital assets:	
Nondepreciable	28,251,976
Total assets	30,039,518
LIABILITIES	
Accounts payable	6,638
Contracts and retainage payable	19,118
Accrued interest payable	431,847
Non-current liabilities:	
Due within one year	334,139
Due in more than one year	19,359,769
Total liabilities	20,151,511
NET POSITION	
Net investment in capital assets	8,559,072
Restricted for debt service	879,420
Unrestricted	449,515
Total net position	\$ 9,888,007

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

									Ne	t (Expense)
									Re	venue and
									Cha	anges in Net
					Prog	ram Revenue	s			Position
				Charges	Ope	rating Grants		Capital		
				for		and	C	Frants and	Go	vernmental
Functions/Programs	E	xpenses		Services	Co	ontributions	Co	ontributions		Activities
Primary government:										_
Governmental activities:										
General government	\$	78,206	\$	78,206	\$	-	\$	-	\$	-
Maintenance and operations		51,392		381,290		-		3,517,975		3,847,873
Interest on long-term debt		1,052,338		1,338,053		92,047		-		377,762
Total governmental activities		1,181,936		1,797,549		92,047		3,517,975		4,225,635
	Cha	ange in net p	osit	ion						4,225,635
	Net	position - be	egin	ning						5,662,372
	Net	position - er	ndin	g					\$	9,888,007

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2024

				_ Total				
				Debt	Capital		Go	overnmental
		General	Service		Projects			Funds
ASSETS								
Cash and cash equivalents	\$	440,581	\$	-	\$	-	\$	440,581
Investments		-		1,311,267		7,045		1,318,312
Due from Developer		-		-		13,077		13,077
Prepaid items		15,572				-		15,572
Total assets	\$	456,153	\$	1,311,267	\$	20,122	\$	1,787,542
LIABILITIES, AND FUND BALANCES Liabilities: Accounts payable	\$	6,638	\$	_	\$	<u>-</u>	\$	6,638
Contracts and retainage payable	,	-	•	_	•	19,118	•	19,118
Total liabilities		6,638		-		19,118		25,756
Fund balances: Nonspendable: Prepaid items Restricted for: Debt service Capital projects Assigned to: Capital projects Unassigned Total fund balances		15,572 - - 103,538 330,405 449,515		- 1,311,267 - - - - 1,311,267		- 1,004 - - 1,004		15,572 1,311,267 1,004 103,538 330,405 1,761,786
Total liabilities and fund balances	\$	456,153	\$	1,311,267	\$	20,122	\$	1,787,542

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2024

Fund balance - governmental funds	\$	1,761,786
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole. Cost of capital assets 28,251,97 Accumulated depreciation	7 6	28,251,976
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		20,201,010
Accrued interest payable (431,8-	17)	
Discount on bonds 92,76	38	
Bonds payable (19,595,00	,	
Note payable(191,69	96)	(20,125,755)

Net position of governmental activities

\$ 9,888,007

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

		N	lajor Funds		_ Total	
			Debt	Capital	Go	overnmental
	 General		Service	Projects		Funds
REVENUES						_
Assessments	\$ 459,496	\$	1,338,053	\$ -	\$	1,797,549
Developer contributions	-		-	3,515,553		3,515,553
Interest earnings	 -		92,047	2,422		94,469
Total revenues	459,496		1,430,100	3,517,975		5,407,571
EXPENDITURES						
Current:						
General government	78,206		-	-		78,206
Maintenance and operations	51,392		-	-		51,392
Debt service:						
Principal	2,250		295,000	-		297,250
Interest	2,263		1,066,826	-		1,069,089
Capital outlay	90,408		-	4,186,930		4,277,338
Total expenditures	224,519		1,361,826	4,186,930		5,773,275
Excess (deficiency) of revenues						
over (under) expenditures	234,977		68,274	(668,955)		(365,704)
OTHER FINANCING SOURCES (USES)						
Transfers in (out)	_		(668,819)	668,819		_
Note proceeds	193,946		-	-		193,946
Total other financing sources (uses)	193,946		(668,819)	668,819		193,946
Net change in fund balances	428,923		(600,545)	(136)		(171,758)
Fund balances - beginning	20,592		1,911,812	1,140		1,933,544
Fund balances - ending	\$ 449,515	\$	1,311,267	\$ 1,004	\$	1,761,786

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net change in fund balances - total governmental funds	\$ (171,758)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	4,277,338
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	297,250
Governmental funds report the face amount of Notes issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(193,946)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	16,751
Change in net position of governmental activities	\$ 4,225,635

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Bradbury Community Development District (the "District") was established by the City Commission of the City of Haines City's approval of Ordinance No. 22-2011 effective on August 18, 2022 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, all of the Board members are affiliated with the Developer.

The Board has the responsibility for:

- 1. Allocating and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Am	ortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl Y	\$	1,318,312	S&P AAAm	Weighted average of the fund portfolio: 31 days
	\$	1,318,312		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Tra	ansfer in	Tra	ansfer out
Debt service	\$	-	\$	668,819
Capital projects		668,819		-
Total	\$	668,819	\$	668,819

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indenture as the reserve release conditions #1 have been met on the Series 2023 Bonds.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning		A 1.150	_		Ending
	Balance	Additions		Reductions		Balance
Governmental activities						
Capital assets, not being depreciated						
Infrastructure under construction	\$ 23,974,638	\$	4,277,338	\$	-	\$ 28,251,976
Total capital assets, not being depreciated	23,974,638		4,277,338		-	28,251,976
Governmental activities capital assets, net	\$ 23,974,638	\$	4,277,338	\$	-	\$ 28,251,976

Total infrastructure improvements for the District were estimated to cost approximately \$29,406,000. Of that amount, a portion was to be funded from the Series 2023 Bonds and the remainder would be funded by the Developer. In addition, upon completion, certain improvements are to be conveyed to other governments.

Developer contributions to the capital projects fund for the current fiscal year were \$3,515,553, which includes a receivable of \$13,077 as of September 30, 2024.

NOTE 7 - LONG-TERM LIABILITIES

Series 2023

In April 2023, the District issued \$19,890,000 of Special Assessment Bonds, Series 2023 consisting of multiple Term Bonds with maturity dates from May 1, 2030, to May1, 2053 and fixed interest rates ranging from 4.375% to 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each November 1 and May 1. Principal on the Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2023 (Continued)

The Series 2023 Bonds are subject to redemption at the option of the District prior to the maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this occurred during the current fiscal year as the reserve release conditions #1 were met and the District transferred \$668,819 from the debt service reserve account to the construction and acquisition account in accordance with the Bond Indenture. The District was in compliance with the requirements at September 30, 2024.

Note Payable

In September 2024, the District entered into a financed purchase agreement for the purchase of playground equipment that will mature on August 1, 2029. As of September 30, 2024, the total principal balance was \$191,696. The District is required to make total monthly fixed payments of \$4,513. During the current fiscal year, the District has expended \$90,408 of the note proceeds on playground equipment. The remaining amount of unspent note proceeds is restricted for capital projects in the general fund balance sheet. The playground is under construction as of September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning				Ending	D	ue Within
	 Balance	Additions	R	eductions	Balance	(One Year
Governmental activities							
Bonds payable:							
Series 2023	\$ 19,890,000	\$ -	\$	295,000	\$ 19,595,000	\$	305,000
Less: original issuance discount	(95,988)	-		(3,200)	\$ (92,788)		-
Note payable	-	193,946		2,250	191,696		29,139
Total	\$ 19,794,012	\$ 193,946	\$	294,050	\$ 19,693,908	\$	334,139

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities						
September 30:		Principal Interest Total			Total		
2025	\$	305,000 \$ 1,036,4		1,036,432	\$ 1,341,432		
2026		320,000		1,023,088		1,343,088	
2027		335,000		1,009,088		1,344,088	
2028		350,000		994,432		1,344,432	
2029		365,000		979,118		1,344,118	
2030-2034		2,115,000		4,618,790		6,733,790	
2035-2039		2,755,000		4,003,140		6,758,140	
2040-2044		3,570,000		3,198,837		6,768,837	
2045-2049		4,685,000		2,120,252		6,805,252	
2050-2053		4,795,000		677,600		5,472,600	
Total	\$	19,595,000	\$	19,660,777	\$	39,255,777	

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the note payable were as follows:

	Governmental Activities					
Year ending September 30:		Principal		Interest		Total
2025	\$	29,139	\$	25,015	\$	54,154
2026		33,490		20,663		54,153
2027		38,492		15,661		54,153
2028		44,240		9,914		54,154
2029		46,335		3,306		49,641
Total	\$	191,696	\$	74,559	\$	266,255

NOTE 8 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the construction of the District that is not covered by bond proceeds. In connection with that agreement, the Developer has contributed \$3,515,533 which includes a receivable of \$13,077. See Note 6 for additional Developer transactions.

NOTE 9 - CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts Original & Final		Actual Amounts		Variance with Final Budget - Positive (Negative)	
REVENUES						
Assessments	\$	-	\$	459,496	\$	459,496
Developer Contributions		459,495		-		(459,495)
Total revenues		459,495		459,496		1
EXPENDITURES Current:						
General government		134,495		78,206		56,289
Maintenance and operations		325,000		51,392		273,608
Debt Service:		•		,		•
Principal		-		2,250		(2,250)
Interest		-		2,263		(2,263)
Capital outlay		-		90,408		(90,408)
Total expenditures		459,495		224,519		234,976
Excess (deficiency) of revenues over (under) expenditures		-		234,977		234,977
OTHER FINANCING SOURCES (USES)						
Note proceeds		-		193,946		193,946
Total other financing sources (uses)		-		193,946		193,946
Net change in fund balances	\$			428,923	\$	428,923
Fund balance - beginning				20,592	-	
Fund balance - ending		•	\$	449,515	ı	

See notes to required supplementary information

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

BRADBURY COMMUNITY DEVELOPMENT DISTRICT CITY OF HAINES CITY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024 UNAUDITED

Element Comments

0
12
\$223,790
\$1,248,709
N/A
See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Not applicable
Operations and maintenance - \$795
Debt service - \$1,774
\$1,797,549
See Note 7 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Bradbury Community Development District City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Bradbury Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 16, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 16, 2025



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Bradbury Community Development District
City of Haines City, Florida

We have examined Bradbury Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Bradbury Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 16, 2025



1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors Bradbury Community Development District City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bradbury Community Development District, City of Haines City, Florida ("District") as of and for fiscal year ended September 30, 2024, and have issued our report thereon dated June 16, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Bradbury Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Bradbury Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 16, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION IX



1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

August 7, 2025

Board of Supervisors Bradbury Community Development District 219 East Livingston Street Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Bradbury Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bradbury Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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.

Very truly yours,

Date:

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$6,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Bradbury Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Grau & Associates
or In
Antonio J. Grau
RESPONSE:
This letter correctly sets forth the understanding of Bradbury Community Development District
Ву:
Title:





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AlCPA Peer Review Program Administered in Florida by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely.

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

SECTION X

SECTION A

Bradbury Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair:	Date:	
Print Name:		
Bradbury Community Development District		
District Manager:	Date:	
Print Name:		
Bradbury Community Development District		

SECTION B

Bradbury Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 - September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on

at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Managomont.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair:	Date:	
Print Name:		
Bradbury Community Development District		
District Manager:	Date:	
Print Name:		
Bradbury Community Development District		

SECTION XI

Current Demands Electrical & Security Services, In

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



Estimate

ADDRESS BRADBURY CDD 6200 LEE VISTA BLVD, SUITE 300

ORLANDO, FL 32822

SHIP TO BRADBURY CDD 733 AMBLESIDE DRIVE HAINES CITY, FL 33844 ESTIMATE GMS
DATE 08/0
EXPIRATION 09/0
DATE

GMS18082 08/07/2025 09/07/2025

ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE, INSTALL EXISTING ACCESS CONTROL EXPANSION BOARD, 2) NEW LOCKS TO COVER SIDE POO SIDEWALK ENTRANCE GATE	. SYSTEM,1) 2 DOOR READERS AND 2) L GATE AND REAR	1	0.00	0.00T
IR-996012PCB&K	IR-996012PCBK INNER RANG 996012PCB&K INTEGRITI SLAM 2DAM		1	558.28	558.28T
994725 READER WITH KEYPAD	SIFER KEYPAD SMART CARD KEYPAD	READER WITH	2	387.55	775.10T
9600 630 SURFACE MOUNT ELECTRIC STRIKE	HES SURFACE MOUNT ELECTRIC STRIKE, RIM, 12/24VDC, FIELD SELECTABLE		2	438.32	876.64T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 1 +22-3P STR BCFOIL SHLD (22 JKT YEL CMP		500	1.24	620.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PVC CONDUIT,CONNECTORS,COI EWS ETC.	JPLINGS,ZIPTIES,SCR	1	500.00	500.00T
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR		1	1,500.00	1,500.00
Contact Current Demands Electrical & Secu	urity Services, Inc. to pay.	SUBTOTAL			4,830.02
		TAX			0.00
		TOTAL			\$4,830.02

Accepted By

Accepted Date

SECTION XII

SECTION C

Bradbury CDD Field Management Report



August 20th, 2025

Joel Blanco

Field Manager

GMS

Site Item

Landscaping & Pond Review

- Field Staff has reviewed both landscaping and ponds throughout the district.
- Mulch beds at entrances in both E Hinson and Bradbury Rd., perimeter, walking trail by the E Hinson entrance and pockets parks on Derry Rd. have had the mulch refresh completed. Pine Bark mulch was used throughout the district.
- Landscaping and pond discing have been consistent during each review.
- Several sabal palms at the E Hinson entrance and Bradbury Rd. have present seed pods. Vendor has been advised to trim the entrance palms.



Site Item

Landscaping Review Cont'd



In Progress

Amenity Review

- Field Staff has continued to review the amenity.
- Amenity gate doors and access control were completed.
- Pool has been completed and currently filled with location for the chair lift open on the pool deck.
- Bathrooms are close to completion with minor details pending—such as mirrors.
- Amenity landscaping is prepped in the front and sides with the amenity walking path pending preparation.
- Attached are proposals for pest control, janitorial, and pool maintenance for board consideration.



In Progress

Maintenance Items

- Field Staff has noted several maintenance items during reviews.
- (4) Street signs were noted as leaning and in need of being straightened.
- A concrete stain was found on the sidewalk of the pocket park on Derry Ave.
- A section retention blocks were found in need of being reinforced.
- Stormwater inlet on Kingsmen Ct. was found in need of repairs.
- CDD specific amenity signs and panic bar shield were ordered for installation.
- All items have been scheduled for repairs.



In Progress

Section of Wash Out on Perimeter of Bradbury Rd.

- As noted in the last Field Manager's Report, a section of wash out was found on the perimeter of Bradbury Rd.
- Pictures and documentation of the wash out was sent to the district engineer.
- ♣ District engineer determined that the area packed poorly and recommended tighter packing and restoring the area.
- Landscaping vendor was advised to restore area. Staff will continue to monitor during the rainy season.





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 1

SECTION (a)



POOL SERVICE PROPOSAL FOR BRADBURY GREEN

3x week service all year long Including chemicals

\$2000 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION (b)



August 7, 2025

Bradbury CDD GMS Central Florida Joel Blanco Field Manager 733 Ambleside Dr. Haines City, FL 33844

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 29th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo Vice-President CSS sdilollo@starcss.com 407-668-1338



SPECIFICATIONS

1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents on an as needed basis.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES

- Janitorial Services Three (3) times a week
 → \$ 500.00/mo
- Trash and pet collection, twice a week, \$50 per container
- Doggie bags, count of 200, replaced when needed→ \$10.00each

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

- 1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
- 2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
- 3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
- 4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: and mail: 11121 Camden Park Dr. Windermere, Florida 34786
- 5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
- 6. Other services performed upon request:
- 7. Start Date:

N WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of t	he
day and year first above written	

Printed Name REPRESENTATIVE OF OWNER Bradbury CDD Printed Name CONTRACTOR CSS Clean Star Services of Central Florida Inc.

Ву:	Ву:
Date:	Date:

SECTION (c)



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com

Website: MasseyServices.com Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

						()	
Business Name			Contact 1	Name (Agent)		Phone	
Property Address			Mailing A	Address			
City State	Cour	nty Zip	City		State	2	Zip
Phone		(Extension)	Email				
Business Type:		Service Fre	equency			Grid #	
 SCOPE OF WORK Massey will provide pest prevent AREAS TO BE SERVICED 	ion services for	Roaches	Ants N	¶ice □ Ra	ts Pantry Pest	s Fruit Flies	☐ Drain Flies
3. SERVICE SCHEDULE A. Initial Service Schedule B. Regular Service Schedule			_ Follow-Up S	Service on Init	ial		
Effective Pest Prevention requires have your cooperation in accompl A. Maintaining a clean facility Inspection Service Reports. B. Arranging for Service Techni INSURANCE Massey carries comprehensive G 6. TERMS OF AGREEMENTS A. This Agreement will be effect to the anniversary date of the B. If THE COMPANY is at any 7. GUARANTEED SATISFACTION	lishing the folloand promptly of ician(s) access the eneral Liability etive for an originagreement, it is time dissatisfied on.	owing: correcting any structural proof the premises and access Insurance. Upon request vinal period of twenty four hall renew itself from more with Massey's service, The	to all locked a we, will furnish (24) months and the COMPANY	deficiences in reas. n a "Certificat and, unless write ereafter. I may cancel	hygiene, sanitation e of Insurance" show tten notice is given b	and storage practic	ees noted on our fect. y (30) days prior
See reverse side of this agreement 8. FIRST YEAR SERVICE CHA		SECOND YEAR SE			FOLIDMEN	T/ITEMS PURCH	IASED
Initial Service Charge		Monthly Service Charge	RVICE CHAI		of		EA \$
Follow Up (as required)		2nd Year Annual Service			of		EA \$
Monthly Service Charge x11		5% Discount for Advance			of		EA \$
1st Year Annual Service Amount	1	Discounted Annual Amo	-	, ,			EA \$
5% Discount for Advance Payment	\$	Applicable Sales Tax			applicable Sales Tax		\$
Discounted Annual Amount	\$	2nd Year Annual Total	9		Equipment Total:		\$
Applicable Sales Tax		Note: Massey Services r					nd
1st Year Annual Total	\$	year of this agreement and	d at any time di				
9. PAYMENT TERMS A. Method of payment ☐ Year B. Invoices are mailed the beginn C. A late fee of one and one-hal	ning of each mor	oth and will include the cur	rent month's ch on all accoun	eceipt of Mor arge. All invoi t balances ove	ces are due and payaber 30 days.	Remit to Service To	
Massey Address			Accepted for:	THE COMPA		Date _	
City State		Zip	Given by:	assey Services	S	Date _	
Phone					-		
Approved by: Massey General Manager		Date	-				

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

- 1. We GUARANTEE to perform a corrective service within 24 hours.
- 2. We also GUARANTEE to provide this corrective service at no additional cost to you.
- 3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.
- * A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.
- ** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

- A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (Massey) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, Massey reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.
- B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

- 1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
- 2. Damage or loss of personal property resulting from lack of security or acts of third parties.
- 3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
- 4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

- agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.
- C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, Massey has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.
- D. ARBITRATION. THE COMPANY and Massey agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.
- E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. <u>Email addresses are kept confidential</u> and used solely for communication from Massey Services.



SECTION D

SECTION 1

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.

SECTION 2

Bradbury Community Development District

Summary of Check Register

June 11, 2025 to August 10, 2025

Fund		Date	Check No.'s	Amount
General Fund				
	Truist	6/17/25	311-313	\$ 97,861.43
		6/26/25	314-317	\$ 13,236.98
		7/9/25	318-321	\$ 16,121.77
		7/17/25	322	\$ 5,288.76
		7/31/25	323-326	\$ 8,412.62
		8/5/25	327-328	\$ 22,656.78
				\$ 163,578.34
Payroll		<u>June 2025</u>		
•		Kristin K Cassidy	50015	\$ 184.70
		Bobbie J Henley	50016	\$ 184.70
		Lindsey E Roden	50017	\$ 184.70
		Jessica M Spencer	50018	\$ 184.70
				\$ 738.80
			Total Amount	\$ 164,317.14

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/25 PAGE 1
*** CHECK DATES 06/11/2025 - 08/10/2025 *** BRADBURY-GENERAL FUND

^^^ CHECK DATES	06/11/2025 - 08/10/202	BANK A BRADBU	RAL FUND RY-GENERAL			
CHECK VEND# DATE	INVOICE E	XPENSED TO O DPT ACCT# SUB SUBCLAS:	VENDOR NAME S	STATUS	AMOUNT	CHECK AMOUNT #
	6/12/25 61225 2025 TXFR TAX REC	TTDTC C0000		*	76,926.30	
		BRADBURY C	DD C/O US BANK			76,926.30 000311
	(TENERAL COUN	BRADBURY C BRADBURY C 505 310-51300-31500 ISEL - MAY 25				
		KILINSKI V	AN WYK PLLC			1,610.09 000312
6/17/25 00057	5/27/25 45799 2025 FURNITURE IN	05 320-53800-60000		*	14,122.18	
	5/27/25 45800 2025 FURNITURE TA	05 320-53800-49001 RIFFSURCHARGE			5,202.86	
		PATIO SHOW	CASE 			19,325.04 000313
6/26/25 00056	6/11/25 23777 2025 AMENITY CARD	06 320-53800-49001 0S		*	1,973.00	
		CURRENT DE	MANDS ELECTRICAL			1,973.00 000314
6/26/25 00004	6/01/25 92 2025 FIELD MANAGE	06 320-53800-34000		*	1,250.00	
	6/01/25 93 2025 MANAGEMENT F	06 310-51300-34000 PEES - JUN 25		*	3,281.25	
	6/01/25 93 2025 WEBSITE ADMI	N - JUN 25		*	105.00	
	6/01/25 93 2025	06 310-51300-35100 TECH - JUN 25		*	157.50	
	6/01/25 93 2025 DISSEMINATIO	06 310-51300-31300 NN - JUN 25		*	437.50	
	6/01/25 93 2025 OFFICE SUPPL	06 310-51300-51000		*	2.74	
	6/01/25 93 2025 POSTAGE			*	42.01	
		GOVERNMENT	AL MANAGEMENT SERVIC	ES-CF		5,276.00 000315
6/26/25 00034	4/01/25 27140 2025 FY24 AUDIT	310-51300-32200		*	5,900.00	
	1121 110211	GRAU & ASS	OCIATES			5,900.00 000316
6/26/25 00038	6/13/25 18461 2025 IRRIGATION R	06 320-53800-47300		*	87.98	
		PRINCE & SO	ONS INC.			87.98 000317
7/09/25 00043		06 320-53800-47000		*	125.00	
	3 	AQUATIC WE	ED MANAGEMENT INC.			125.00 000318

BRBU BRADBURY KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/14/25 PAGE 2
*** CHECK DATES 06/11/2025 - 08/10/2025 *** BRADBURY-GENERAL FUND

^^^ CHECK DATES	06/11/2025 - 08/10/2025 ^^^ B	RADBURY-GENERAL FUND BANK A BRADBURY-GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/09/25 00012	6/25/25 22453178 202505 310-51300-	31100	*	492.50	
	ENGINEER SERVICE - MAY 25 6/25/25 22453179 202505 310-51300-	31100	*	447.50	
	ENGINEER SERVICE - MAY 25	DEWBERRY ENGINEERS INC.			940.00 000319
7/09/25 00048	7/07/25 08012025 202507 300-15500- FURN/PLYGRND LEASE AUG25			4,512.77	
		HEIDI BONNETT			4,512.// 000320
	7/01/25 18747 202507 320-53800- LANDSCAPE MAINT - JUL 25			10,544.00	
		PRINCE & SONS INC.			10,544.00 000321
7/17/25 00004	7/01/25 96 202507 320-53800- FIELD MANAGEMENT - JUL 25	34000	*	1,250.00	
	7/01/25 97 202507 310-51300- MANAGEMENT FEES - JUL 25	34000	*	3,281.25	
	7/01/25 97 202507 310-51300-	35200	*	105.00	
	WEBSITE ADMIN - JUL 25 7/01/25 97 202507 310-51300-	35100	*	157.50	
	INFORMATION TECH - JUL 25 7/01/25 97 202507 310-51300- DISSEMINATION - JUL 25	31300	*	437.50	
	7/01/25 97 202507 310-51300- OFFICE SUPPLIES	51000	*	2.83	
	7/01/25 97 202507 310-51300-		*	54.68	
	POSTAGE	GOVERNMENTAL MANAGEMENT SERVICES-	CF		5,288.76 000322
7/31/25 00043	7/25/25 20099 202507 320-53800-	47000	*	125.00	
	POND MAINT - JUL 25	AQUATIC WEED MANAGEMENT INC.			125.00 000323
	7/21/25 22455962 202506 310-51300-	31100	*	3,417.00	
	ENGINEER SERVICE - JUN 25 7/21/25 22455963 202506 310-51300-	31100	*	2,517.50	
	ENGINEER SERVICE - JUN 25	DEWBERRY ENGINEERS INC.			5,934.50 000324
7/31/25 00016	7/12/25 12659 202506 310-51300-	31500	*	2,250.60	
	GENERAL COUNSEL - JUN 25	KILINSKI VAN WYK PLLC			2,250.60 000325
7/31/25 00038	7/17/25 19096 202507 320-53800- IRRIGATION REPAIRS	47300	*	102.52	
	IRRIGATION REPAIRS	PRINCE & SONS INC.			102.52 000326

BRBU BRADBURY KCOSTA

AP300R *** CHECK DATES 06/1	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAI 1/2025 - 08/10/2025 *** BRADBURY-GENERAL FUND BANK A BRADBURY-GENERAL	D/COMPUTER CHECK REGISTER	RUN 8/14/25	PAGE 3
	.INVOICEEXPENSED TO VENDOR NATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AME STATUS	AMOUNT	CHECK AMOUNT #
8/05/25 00048 8/0	04/25 09012025 202508 300-15500-10000 FURN/PLYGRND LEASE SEP25	*	4,512.78	4 510 50 00005
	HEIDI BONNETT			4,512.78 000327
8/05/25 00038 7/2	24/25 19208 202507 320-53800-46200 BUSHHOG POOL AREA	*	600.00	
7/3	31/25 19295 202507 320-53800-46200 PH2 BACKCHARGE MAY25	*	1,520.00	
7/3	31/25 19295 202507 320-53800-46200 MULCH	*	230.00	
7/3	31/25 19295 202507 320-53800-46200 PH2 BACKCHARGE JUN25	*	1,520.00	
7/3	31/25 19295 202507 320-53800-46200 MULCH	*	230.00	
7/3	31/25 19295 202507 320-53800-46200 PH2 BACKCHARGE JUL25	*	1,520.00	
7/3	31/25 19295 202507 320-53800-46200 MULCH	*	230.00	
8/0	01/25 19309 202508 320-53800-46200 LANDSCAPE MAINT - AUG 25	*	12,294.00	
	PRINCE & SONS INC.			18,144.00 000328
	TC	OTAL FOR BANK A	163,578.34	

BRBU BRADBURY

KCOSTA

TOTAL FOR REGISTER

163,578.34

SECTION 3

Community Development District

Unaudited Financial Reporting June 30, 2025



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Bradbury Community Development District

Combined Balance Sheet June 30, 2025

		General	D	ebt Service	rvice Capital Pro		Projects Totals	
		Fund		Fund	·	Fund -	Gover	rnmental Funds
Assets:								
Cash								
Operating Account	\$	157,198	\$	-	\$	-	\$	157,198
State Board of Administration	\$	522,315	\$	-	\$	-	\$	522,315
Series 2023		•						,
Reserve	\$	-	\$	669,025	\$	-	\$	669,025
Revenue	\$	-	\$	641,171	\$	-	\$	641,171
Construction	\$	-	\$	-	\$	204	\$	204
Due from General Fund	\$	-	\$	7,241	\$	-	\$	7,241
Prepaid Expenses	\$	4,513	\$	-	\$	-	\$	4,513
Total Assets	\$	684,025	\$	1,317,438	\$	204	\$	2,001,667
Liabilities:								
Accounts Payable	\$	9,250	\$	_	\$	_	\$	9,250
Due to Debt Service	\$	7,241	\$	-	\$	-	\$	7,241
Total Liabilites	\$	16,491	\$	-	\$	-	\$	16,491
Fund Balance:								
Assigned:								
Debt Service - Series 2023	\$	_	\$	1,317,438	\$	_	\$	1,317,438
Capital Projects Fund	\$	-	\$	-	\$	204	\$	204
Nonspendable:	Ψ		Ψ		Ψ	201	Ψ	201
Prepaids	\$	4,513	\$	_	\$	_	\$	4,513
Unassigned	\$	663,021	\$	-	\$	-	\$	663,021
Total Fund Balances	\$	667,534	\$	1,317,438	\$	204	\$	1,985,176

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	rated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	7	Variance
Revenues:							
Assesssments - Tax Roll	\$ 599,290	\$	599,290	\$	584,515	\$	(14,775)
Interest Income	\$ -	\$	-	\$	2,315	\$	2,315
Miscellaneous Income	\$ -	\$	-	\$	7,400	\$	7,400
Total Revenues	\$ 599,290	\$	599,290	\$	594,230	\$	(5,060)
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	9,000	\$	4,600	\$	4,400
Employer FICA Expense	\$ -	\$	-	\$	291	\$	(291)
Engineering	\$ 15,000	\$	11,250	\$	12,308	\$	(1,058)
Attorney	\$ 25,000	\$	18,750	\$	10,775	\$	7,975
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	\$	3,938	\$	3,938	\$	-
Trustee Fees	\$ 4,020	\$	2,352	\$	2,352	\$	-
Management Fees	\$ 39,375	\$	29,531	\$	29,531	\$	-
Information Technology	\$ 1,890	\$	1,418	\$	1,418	\$	-
Website Maintenance	\$ 1,260	\$	945	\$	945	\$	-
Postage & Delivery	\$ 600	\$	600	\$	705	\$	(105)
Insurance	\$ 5,720	\$	5,720	\$	5,408	\$	312
Copies	\$ 500	\$	375	\$	-	\$	375
Legal Advertising	\$ 15,000	\$	11,250	\$	1,974	\$	9,276
Other Current Charges	\$ 1,000	\$	750	\$	602	\$	148
Office Supplies	\$ 500	\$	375	\$	16	\$	359
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-
Total General & Administrative	\$ 136,740	\$	105,878	\$	86,386	\$	19,492

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	u 06/30/25	,	Variance
Field Expenditures								
Property Insurance	\$	12,000	\$	12,000	\$	3,300	\$	8,700
Field Management	\$	15,000	\$	11,250	\$	11,250	\$	-
Landscape Maintnenace	\$	130,000	\$	97,500	\$	99,592	\$	(2,092)
Landscape Replacement	\$	20,000	\$	15,000	\$	15,784	\$	(784)
Lake Maintenance	\$	-	\$	-	\$	1,000	\$	(1,000)
Streetlights	\$	35,000	\$	26,250	\$	17,124	\$	9,126
Electric	\$	12,000	\$	9,000	\$	656	\$	8,344
Water & Sewer	\$	25,000	\$	25,000	\$	55,031	\$	(30,031)
Sidewalk & Asphalt Maintenance	\$	2,500	\$	1,875	\$	-	\$	1,875
Irrigation Repairs	\$	6,000	\$	6,000	\$	6,100	\$	(100)
General Repairs & Maintenance	\$	15,000	\$	11,250	\$	9,900	\$	1,350
Field Contingency	\$	10,000	\$	7,500	\$	3,395	\$	4,105
Total Field Expenditures:	\$	282,500	\$	222,625	\$	223,131	\$	(506)
Amenity Expenditures								
Amenity - Electric	\$	10,000	\$	7,500	\$	-	\$	7,500
Amenity - Water	\$	15,000	\$	11,250	\$	-	\$	11,250
Playground Lease	\$	50,000	\$	37,500	\$	40,615	\$	(3,115)
Internet	\$	2,500	\$	1,875	\$	-	\$	1,875
Pest Control	\$	1,250	\$	938	\$	-	\$	938
Janitorial Service	\$	15,000	\$	11,250	\$	-	\$	11,250
Amenity Management	\$	12,500	\$	9,375	\$	-	\$	9,375
Security Services	\$	34,000	\$	25,500	\$	-	\$	25,500
Pool Maintenance	\$	19,800	\$	14,850	\$	-	\$	14,850
Amenity Repairs & Maintenance	\$	10,000	\$	7,500	\$	-	\$	7,500
Capital Outlay	\$	-	\$	-	\$	14,122	\$	(14,122)
Contingency	\$	10,000	\$	7,500	\$	11,956	\$	(4,456)
Total Amenity Expenditures:	\$	180,050	\$	135,038	\$	66,693	\$	68,344
Total Expenditures	\$	599,290	\$	463,540	\$	376,210	\$	87,330
Excess (Deficiency) of Revenues over Expenditures	\$				\$	218,019		
Fund Balance - Beginning	\$	-			\$	449,515		
Fund Balance - Ending	\$				\$	667,534		
runu Dalance - Enumg	Ф				Ф	007,334		

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 06/30/25	Th	ru 06/30/25	1	Variance
Revenues:							
Assessments	\$ 1,338,050	\$	1,338,050	\$	1,305,063	\$	(32,987)
Interest	\$ 45,989	\$	42,539	\$	42,539	\$	-
Total Revenues	\$ 1,384,039	\$	1,380,589	\$	1,347,602	\$	(32,987)
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			\$	6,171		
Fund Balance - Beginning	\$ 642,171			\$	1,311,267		
Fund Balance - Ending	\$ 684,779			\$	1,317,438		

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopt	ed	Prorate	ed Budget		Actual	
	Budg	et	Thru 0	6/30/25	Th	ru 06/30/25	Variance
Revenues:							
Developer Contributions	\$	-	\$	-	\$	1,310,822	\$ 1,310,822
Interest	\$	-	\$	-	\$	114	\$ 114
Total Revenues	\$	-	\$	-	\$	1,310,935	\$ 1,310,935
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	1,311,734	\$ (1,311,734)
Total Expenditures	\$	-	\$	-	\$	1,311,734	\$ (1,311,734)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(799)	
Fund Balance - Beginning	\$	-			\$	1,003	
Fund Balance - Ending	\$	-			\$	204	

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 \$	3,243 \$	- \$	- \$	- \$ 584,
Boundary Amendment Contributions	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Interest Income	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	214 \$	2,101 \$	- \$	- \$	- \$ 2,;
Miscellaneous Income	\$	- \$	- \$	- \$	- \$	- \$	7,400 \$	- \$	- \$	- \$	- \$	- \$	- \$ 7,
Total Revenues	\$	- \$	59,803 \$	455,091 \$	9,418 \$	3,904 \$	12,018 \$	14,021 \$	34,631 \$	5,344 \$	- \$	- \$	- \$ 594,
		- .	37,003 \$	+33,071 \$), 110 	3,704 \$	12,010 \$	14,021 \$	3 1,031 \$	3,377 \$	- 4	- .	- Ģ 37 1 ,
Expenditures:													
General & Administrative:													
Supervisor Fees	\$	- \$	800 \$	- \$	- \$	- \$	600 \$	1,600 \$	- \$	1,600 \$	- \$	- \$	- \$ 4,0
Employer FICA Expense	\$	- \$	- \$	- \$	- \$	- \$	46 \$	122 \$	- \$	122 \$	- \$	- \$	- \$
Engineering	\$	930 \$	770 \$	320 \$	665 \$	876 \$	668 \$	1,205 \$	940 \$	5,935 \$	- \$	- \$	- \$ 12,
Attorney	\$	681 \$	1,039 \$	403 \$	955 \$	1,127 \$	1,663 \$	1,048 \$	1,610 \$	2,251 \$	- \$	- \$	- \$ 10,
Annual Audit	\$	- \$	- \$	- \$	- \$	- \$	- \$	5,900 \$	- \$	- \$	- \$	- \$	- \$ 5,
Assessment Administration	\$	5,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ 5,
Arbitrage	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	450 \$	- \$	- \$	- \$	- \$
Dissemination	\$	438 \$	438 \$	438 \$	438 \$	438 \$	438 \$	438 \$	438 \$	438 \$	- \$	- \$	- \$ 3,
Trustee Fees	\$	2,352 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ 2,3
Management Fees	\$	3,281 \$	3,281 \$	3,281 \$	3,281 \$	3,281 \$	3,281 \$	3,281 \$	3,281 \$	3,281 \$	- \$	- \$	- \$ 29,
Information Technology	\$	158 \$	158 \$	158 \$	158 \$	158 \$	158 \$	158 \$	158 \$	158 \$	- \$	- \$	- \$ 1,
Website Maintenance	\$	105 \$	105 \$	105 \$	105 \$	105 \$	105 \$	105 \$	105 \$	105 \$	- \$	- \$	- \$
Postage & Delivery	\$	88 \$	1 \$	50 \$	306 \$	100 \$	54 \$	51 \$	14 \$	42 \$	- \$	- \$	- \$
Insurance	\$	5,408 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ 5,
Copies	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Legal Advertising	\$	992 \$	- \$	- \$	- \$	- \$	- \$	982 \$	- \$	- \$	- \$	- \$	- \$ 1,
Other Current Charges	\$	63 \$	62 \$	41 \$	85 \$	66 \$	66 \$	88 \$	66 \$	66 \$	- \$	- \$	- \$
Office Supplies	\$	3 \$	0 \$	3 \$	- \$	0 \$	3 \$	3 \$	3 \$	3 \$	- \$	- \$	- \$
Dues, Licenses & Subscriptions	\$	175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Total General & Administrative	\$	19,672 \$	6,654 \$	4,796 \$	5,992 \$	6,150 \$	7,080 \$	14,980 \$	7,064 \$	13,999 \$	- \$	- \$	- \$ 86,
Field Expenditures													
Property Insurance	\$	3,300 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ 3,
Field Management	\$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	1,250 \$	- \$	- \$	- \$ 11,
Landscape Maintenance	\$	10,544 \$	10,544 \$	10,544 \$	12,494 \$	10,920 \$	11,744 \$	11,714 \$	10,544 \$	10,544 \$	- \$	- \$	- \$ 99,
Landscape Replacement	\$	- \$	- \$	13,244 \$	- \$	2,540 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ 15,
Lake Maintenance	\$	- \$	125 \$	125 \$	125 \$	125 \$	125 \$	125 \$	125 \$	125 \$	- \$	- \$	- \$ 1,
Streetlights	\$	846 \$	2,032 \$	2,032 \$	2,032 \$	2,052 \$	2,013 \$	4,065 \$	- \$	2,052 \$	- \$	- \$	- \$ 17,
Electric	\$	129 \$	66 \$	- \$	- \$	231 \$	- \$	153 \$	- \$	77 \$	- \$	- \$	- \$
Water & Sewer	\$	3,407 \$	3,088 \$	- \$	18,192 \$	15,391 \$	- \$	10,410 \$	4,542 \$	- \$	- \$	- \$	- \$ 55,
Sidewalk & Asphalt Maintenance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Irrigation Repairs	\$	- \$	561 \$	178 \$	65 \$	1,553 \$	3,470 \$	75 \$	111 \$	88 \$	- \$	- \$	- \$ 6,
General Repairs & Maintenance	\$	- \$	- \$	- \$	- \$	9,900 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ 9,
Field Contingency	\$	125 \$	2,100 \$	- \$	- \$	1,170 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$ 3,
ricia contangency													

Bradbury
Community Development District
Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept T	Γotal
Amenity Expenditures		_	_			_	_			•	-		
Amenity - Electric	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Amenity - Water	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Playground Lease	\$ 4,513 \$	4,513 \$	4,513 \$	4,513 \$	4,513 \$	4,513 \$	4,513 \$	4,513 \$	4,513 \$	- \$	- \$	- \$	40,615
Internet	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Pest Control	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Janitorial Service	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Amenity Management	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Security Services	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Pool Maintenance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Amenity Repairs & Maintenance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Capital Outlay	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	14,122 \$	- \$	- \$	- \$	- \$	14,122
Contingency	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	9,983 \$	1,973 \$	- \$	- \$	- \$	11,956
Total Amenity Expenditures:	\$ 4,512.78 \$	4,512.77 \$	4,512.77 \$	4,512.77 \$	4,512.78 \$	4,512.78 \$	4,512.77 \$	28,617.81 \$	6,485.78 \$	- \$	- \$	- \$ 66	6,693.01
Total Expenditures	\$ 43,786 \$	26,419 \$	32,169 \$	40,149 \$	51,281 \$	25,681 \$	42,774 \$	23,635 \$	28,136 \$	- S	- \$	- \$:	376,210
•										,	•		
Excess (Deficiency) of Revenues over Expenditures	(43,786) \$	33,383 \$	422,922 \$	(30,732) \$	(47,377) \$	(13,663) \$	(28,752) \$	10,996 \$	(22,791) \$				218,019

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	D	iscount/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	\$ -	\$	-	\$ - \$	2,75	2.34	\$ 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	\$ -	\$	-	\$ - \$	11	7.62	\$ 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
6/13/25	05/01-5/31/25	\$ 2,645.69	\$	-	\$ (52.91) \$		-	\$ 2,592.78	\$ 802.04	\$ 1,790.74	\$ 2,592.78
6/23/25	6/2/25	\$ 8,052.65	\$	-	\$ (161.05) \$		-	\$ 7,891.60	\$ 2,441.16	\$ 5,450.44	\$ 7,891.60
	Total	\$ 1,996,480.33	\$	(70,842.97)	\$ (38,929.37) \$	2,86	9.96	\$ 1,889,577.95	\$ 584,514.69	\$ 1,305,063.26	\$ 1,889,577.95

Net Percentage Collected 97.53% \$ 47,759.85 Balance Remaining To Collect