

*Bradbury
Community Development District*

Meeting Agenda

April 23, 2026

AGENDA

Bradbury

Community Development District

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

April 16, 2026

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 **Thursday, April 23, 2026 at 11:30 AM** 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 December 17, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 23, 2026)
5. Consideration of 2026 Contract Agreement with Polk County Property Appraiser
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Replace Landscaping Affected by Cold Snap
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—450
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

**MINUTES OF MEETING
BRADBURY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held on **Wednesday, December 17, 2025** at 11:30 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 11:33 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 October 15, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the October 15, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board made no changes to the minutes.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Minutes of the October 15, 2025 Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

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

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

Ms. Burns stated there were no members of the public present for comment and presented the resolution to the Board. There were no questions and there was a motion to approve the resolution.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-04 Adopting Amended and Restated Rules of Procedure for the District, was approved.

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

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

B. Public Hearing on the Adoption of Rules Relating to Overnight Parking and Parking Enforcement

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

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

i. Consideration of Resolution 2026-05 Adopting Rules Related to Overnight Parking and Parking Enforcement

Ms. Burns presented the resolution and noted there will be no overnight parking at the amenity and no oversized vehicles allowed on any of the roadways from 10:00 p.m. to 6:00 a.m. There were no Board questions and there was a motion of approval.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2026-05 Adopting Rules Related to Overnight Parking and Parking Enforcement, was approved.

a) Presentation of Agreement for Towing Services with Bolton’s Towing Services

Ms. Burns presented the agreement for towing services with Bolton’s Towing Services.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Agreement for Towing Services with Bolton’s Towing Services, was approved.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Adopting an Amended Meeting Date & Time for Remaining Fiscal Year 2026 Board Meetings

Ms. Burns presented the resolution stating the meetings will be held on the fourth Thursday of the month at 11:30 a.m.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-06 Adopting an Amended Meeting Date & Time for Remanning Fiscal Year 2026 Board Meetings, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns presented the data sharing agreement with the Polk County property appraiser that was included in the agenda package for reiver.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hammock reminded the Board of ethics training due at the end of the year.

B. Engineer

There being no comments, the next item followed.

C. Field Manager’s Report

Mr. Blanco presented the Field Manger’s report which was included in the agenda package for review and summarized its contents for the Board.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register which is included in the agenda package for review. She offered to answer any questions on the invoices.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted the financial statements are included in the agenda package for review. There is no action necessary.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and 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, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, July 23, 2026
HOUR: 11:30 a.m.
LOCATION: Offices of Prime Community Management
375 Avenue A SE
Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City, Florida and Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL 2026.

ATTEST:

**BRADBURY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Bradbury
Community Development District

Proposed Budget
FY 2027



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Bradbury
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 713,185	\$ 574,772	\$ 138,413	\$ 713,185	\$ 713,185
Interest Income	\$ -	\$ 11,174	\$ 5,000	\$ 16,174	\$ 8,087
Total Revenues	\$ 713,185	\$ 585,946	\$ 143,413	\$ 729,359	\$ 721,272
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 6,000	\$ 7,600	\$ 12,000
Employer FICA	\$ 918	\$ 122	\$ 459	\$ 581	\$ 918
Engineering	\$ 15,000	\$ 1,533	\$ 7,500	\$ 9,033	\$ 15,000
Attorney	\$ 25,000	\$ 3,536	\$ 12,500	\$ 16,036	\$ 25,000
Annual Audit	\$ 6,100	\$ 6,000	\$ -	\$ 6,000	\$ 6,100
Assessment Administration	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,408	\$ 2,704	\$ 2,704	\$ 5,408	\$ 5,678
Trustee Fees	\$ 4,434	\$ 2,352	\$ 2,083	\$ 4,434	\$ 4,434
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 47,250
Information Technology	\$ 1,947	\$ 974	\$ 973	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 600	\$ 493	\$ 300	\$ 793	\$ 800
Insurance	\$ 6,219	\$ 5,732	\$ -	\$ 5,732	\$ 6,305
Copies	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Legal Advertising	\$ 2,500	\$ 2,088	\$ 1,250	\$ 3,338	\$ 3,500
Other Current Charges	\$ 1,000	\$ 199	\$ 500	\$ 699	\$ 1,000
Office Supplies	\$ 500	\$ 14	\$ 250	\$ 264	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 134,199	\$ 55,820	\$ 58,368	\$ 114,188	\$ 138,426
<i>Field Expenditures</i>					
Property Insurance	\$ 13,200	\$ 7,076	\$ -	\$ 7,076	\$ 7,835
Field Management	\$ 15,450	\$ 7,725	\$ 7,725	\$ 15,450	\$ 16,223
Landscape Maintenance	\$ 157,788	\$ 73,764	\$ 73,764	\$ 147,528	\$ 157,788
Landscape Replacement	\$ 20,000	\$ 1,740	\$ 18,260	\$ 20,000	\$ 39,769
Lake Maintenance	\$ 7,500	\$ 750	\$ 750	\$ 1,500	\$ 1,560
Streetlights	\$ 67,515	\$ 19,943	\$ 20,400	\$ 40,343	\$ 50,000
Electric	\$ 5,000	\$ 362	\$ 630	\$ 992	\$ 1,500
Water & Sewer	\$ 80,000	\$ 15,754	\$ 21,000	\$ 36,754	\$ 46,200
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 6,000	\$ 2,772	\$ 3,900	\$ 6,672	\$ 7,500
General Repairs & Maintenance	\$ 15,000	\$ 4,547	\$ 10,453	\$ 15,000	\$ 15,000
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Field Contingency	\$ 12,500	\$ 10,928	\$ 1,572	\$ 12,500	\$ 14,000
Total Field Expenditures	\$ 402,453	\$ 145,362	\$ 158,454	\$ 303,816	\$ 363,874

Bradbury

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Amenity Expenditures</i>					
Amenity - Electric	\$ 14,400	\$ 5,804	\$ 8,400	\$ 14,204	\$ 14,400
Amenity - Water	\$ 4,500	\$ 23,735	\$ 18,000	\$ 41,735	\$ 46,000
Playground Lease	\$ 54,153	\$ 27,077	\$ 27,077	\$ 54,153	\$ 54,153
Internet	\$ 1,020	\$ -	\$ 510	\$ 510	\$ 1,000
Pest Control	\$ 1,560	\$ 910	\$ 650	\$ 1,560	\$ 1,560
Janitorial Service	\$ 14,400	\$ 5,725	\$ 8,400	\$ 14,125	\$ 14,400
Amenity Management	\$ 12,500	\$ 6,250	\$ 6,250	\$ 12,500	\$ 13,125
Security Services	\$ 20,000	\$ 1,745	\$ 10,000	\$ 11,745	\$ 20,000
Pool Maintenance	\$ 24,000	\$ 12,000	\$ 12,000	\$ 24,000	\$ 24,720
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,171	\$ 6,829	\$ 10,000	\$ 10,000
Holiday Décor	\$ 10,000	\$ 9,614	\$ -	\$ 9,614	\$ 9,614
Contingency	\$ 10,000	\$ 2,040	\$ 7,960	\$ 10,000	\$ 10,000
Total Amenity Expenditures	\$ 176,533	\$ 98,071	\$ 106,076	\$ 204,146	\$ 218,972
Total Operations & Maintenance	\$ 578,986	\$ 243,432	\$ 264,530	\$ 507,962	\$ 582,847
Total Expenditures	\$ 713,185	\$ 299,252	\$ 322,898	\$ 622,150	\$ 721,272
Excess Revenues/(Expenditures)	\$ -	\$ 286,695	\$ (179,485)	\$ 107,210	\$ -

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

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

Product Tyoe	FY2026 Per Unit	FY2027 Per Unit	Increase/(Decrease)
Single Family	\$945.58	\$945.58	\$0.00

Bradbury

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Interest Income

Interest income earned on funds in the District's operating accounts.

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. The district is currently contracted with Grau & Associates.

Assessment Administration

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

Bradbury

Community Development District

General Fund Narrative

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 bonds.

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.

Trustee Fees

The District incurs 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.

Bradbury

Community Development District

General Fund Narrative

Other Current Charges

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

Office Supplies

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

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

The district has contracted with Prince & Sons, Inc for landscaping services. These services include turf maintenance, detailing of planted areas, trash removal, fertilization, weed control and irrigation inspections.

Landscape Replacement

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

Lake Maintenance

Represents lake maintenance of the wet creek provided by Aquatic Weed Management, Inc.

Streetlights

Represents the cost to maintain streetlights within the District Boundaries.

Electric

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

Bradbury Community Development District General Fund Narrative

Water & Sewer

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

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

General Repairs & Maintenance

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

Reserve Study

Represents the estimated cost to conduct a reserve study to evaluate the condition and useful life of the District's capital assets and to assist in planning for future repair and replacement funding needs.

Field Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

The District has entered into a leasing agreement for pool furniture and playground equipment with HNB Property, LLC.

Internet

Represents estimated fees for internet services at the amenity facilities.

Pest Control

Represents estimated cost for pest control treatments to its amenity facilities which are provided by Massey Services, Inc.

Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities. These services are provided by Clean Star Services.

Bradbury

Community Development District

General Fund Narrative

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 monthly security services for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. These services are provided by Resort Pool Services.

Amenity Repairs & Maintenance

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

Holiday Décor

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

Contingency

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 1,338,050	\$ 1,078,365	\$ 259,685	\$ 1,338,050	\$ 1,338,050
Interest	\$ 28,359	\$ 21,691	\$ 12,050	\$ 33,741	\$ 16,871
Carry Forward Surplus	\$ 695,579	\$ 710,155	\$ -	\$ 710,155	\$ 738,859
Total Revenues	\$ 2,061,988	\$ 1,810,211	\$ 271,735	\$ 2,081,946	\$ 2,093,779
Expenditures					
Interest - 11/1	\$ 511,544	\$ 511,544	\$ -	\$ 511,544	\$ 504,544
Principal - 5/1	\$ 320,000	\$ -	\$ 320,000	\$ 320,000	\$ 335,000
Interest - 5/1	\$ 511,544	\$ -	\$ 511,544	\$ 511,544	\$ 504,544
Total Expenditures	\$ 1,343,088	\$ 511,544	\$ 831,544	\$ 1,343,088	\$ 1,344,088
Excess Revenues/(Expenditures)	\$ 718,901	\$ 1,298,667	\$ (559,808)	\$ 738,859	\$ 749,692

Interest - 11/1/27 \$ 497,216

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

Bradbury
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

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

SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Bradbury Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Bradbury Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VI

SECTION C

Bradbury CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Mailbox Solar Lights Installation	GMS	Completed		Mar. 2026	Both mailbox areas have had their solar light mailbox lighting installed.
Creating District Towing Map/Installation of Parking Policy Signs	GMS	Completed		April 2026	Parking policy towing maps were created with parking policy signs installed at all entrances and amenity.
Amenity Maintenance	GMS	Completed		Mar. 2026	Amenity fan was repaired, main gate was adjusted, panic cover reinstalled and trash pick up throughout the perimeter of the amenity.
Pressure Washed Walking Path	GMS	Completed		Mar. 2026	Phase 2 - walking path was pressure washed.
Proposal for Plant Replacement Due to Recent Cold Snap	Prince & Sons	Discussion	\$ 50,015.00		Plant replacement for all entrances, walking paths, common areas, and amenity.

Bradbury - CDD

Field Management Report – Photo Supplement

Review of Landscaping After Cold Snap

Photo Description:

- Inventory of landscaping affected by the recent cold snap was taken at all entrances, common areas, walking paths, and amenity.



Review of Landscaping After Cold Snap Cont'd



Completed Maintenance Items

Photo Description:

- ✚ Parking policy signs have been installed, walking paths pressured washed and mailbox solar lights installed.



Additional Amenity Area

Photo Description:

- Additional roof area construction has started.



SECTION 1



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: 3.16.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Joel Blanco
Phone: 786.238.9473
Email: jblanco@gmscf.com

Job Name / Location:

Bradbury Creek
Haines City, FL 33884

Replace dead plant material

	Qty	Unit	Unit Cost	TOTAL
Blue daze	1475	1g	\$10.00	\$14,750.00
Duranta gold mound	267	3g	\$20.00	\$5,340.00
Arbicola trinettes	475	3g	\$20.00	\$9,500.00
Liriope Evergreen giant	65	1g	\$10.00	\$650.00
Plumbago	420	3g	\$20.00	\$8,400.00
Foxtail palms	14	45g	\$812.50	\$11,375.00
			total	\$50,015.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Accepted by: _____

Date Submitted 3.16.2026

Date Accepted: _____

SECTION D

SECTION 1

Bradbury Community Development District

Summary of Check Register

December 1, 2025 to April 11, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	Truist		
	12/4/25	373-376	\$ 27,810.18
	12/18/25	377-383	\$ 18,798.30
	12/22/25	384-386	\$ 318,435.58
	1/15/26	387-394	\$ 30,165.36
	1/23/26	395-396	\$ 1,236.72
	1/28/26	397-398	\$ 1,149,700.51
	2/5/26	399-406	\$ 17,117.19
	2/12/26	407-410	\$ 6,103.75
	2/19/26	411-414	\$ 17,311.71
	2/25/26	415-417	\$ 3,368.00
	3/5/26	418-422	\$ 11,275.00
	3/12/26	423-426	\$ 24,902.82
	3/26/26	427-430	\$ 30,925.70
	4/10/26	431-436	\$ 27,891.64
		Autodrafts	\$ 52,997.10
			\$ 1,738,039.56
Payroll			
	December 2025		
	Kristin K Cassidy	50027	\$ 184.70
	Lindsey E Roden	50028	\$ 184.70
	Bobbie J Shockley	50029	\$ 184.70
	Jessica M Spencer	50030	\$ 184.70
			\$ 738.80
Total Amount			\$ 1,738,778.36

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/04/25	00043	11/25/25 20743	202511 320-53800-47000	LAKE MAINTENANCE NOV25	*	125.00	
				AQUATIC WEED MANAGEMENT INC.			125.00 000373
12/04/25	00061	11/30/25 16529	202511 330-57200-48200	JANITORIAL SERVICES NOV25	*	550.00	
		11/30/25 16529A	202510 330-57200-48200	JANITORIAL SERVICES OCT25	*	300.00	
				CLEAN STAR SERVICES			850.00 000374
12/04/25	00038	10/30/25 20911	202510 320-53800-47300	IRRIGATION REPAIRS	*	110.96	
		11/01/25 20681	202511 320-53800-46200	LANDSCAPE MAINT NOV25	*	12,294.00	
		11/25/25 21159	202511 320-53800-47300	IRRIGATION REPAIRS	*	136.22	
		12/01/25 21203	202512 320-53800-46200	LANDSCAPE MAINT. DEC25	*	12,294.00	
				PRINCE & SONS INC.			24,835.18 000375
12/04/25	00058	12/01/25 29864	202512 320-57200-48500	MONTHLY POOL SRVCS DEC25	*	2,000.00	
				RESORT POOL SERVICES			2,000.00 000376
12/18/25	00056	12/04/25 1100	202512 330-57200-34500	REMOTE SECURITY DEC25	*	120.00	
				CURRENT DEMANDS ELECTRICAL			120.00 000377
12/18/25	00012	12/10/25 22472446	202511 310-51300-31100	ENGINEER SERVICES NOV25	*	167.50	
				DEWBERRY ENGINEERS INC.			167.50 000378
12/18/25	00004	10/31/25 123	202510 320-53800-48000	INSTALL SIGNS	*	1,109.92	
		10/31/25 124	202510 320-53800-48000	REMOVE TRASH AND SIGNS	*	572.95	
		10/31/25 125	202510 320-53800-49000	REPAIR STORMWATER INLET	*	1,812.83	
		10/31/25 126	202510 330-57200-49000	AMENITY SIGNS INSTALL	*	120.00	
		11/01/25 120	202511 320-53800-34000	FIELD MANAGEMENT NOV25	*	1,287.50	
		11/01/25 120	202511 320-53800-49001	SIFER KEY TAG	*	7.00	
		12/01/25 129	202512 320-53800-34000	FIELD MANAGEMENT DEC25	*	1,287.50	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/25		130		202512	310-51300-34000		MANAGEMENT FEES DEC25	*	3,750.00		
12/01/25		130		202512	310-51300-35200		WEBISTE ADMIN DEC25	*	108.17		
12/01/25		130		202512	310-51300-35100		INFO TECHNOLOGY DEC25	*	162.25		
12/01/25		130		202512	310-51300-31300		DISSEMINATION AGENT DEC25	*	450.67		
12/01/25		130		202512	310-51300-51000		OFFICE SUPPLIES DEC25	*	1.74		
12/01/25		130		202512	310-51300-42000		POSTAGE DEC25	*	82.78		
GOVERNMENTAL MANAGEMENT SERVICES-CF									10,753.31	000379	
12/18/25	00062	10/31/25	1	202510	330-57200-49000		INSTALL NEW SIGNS AMENITY	*	585.06		
		10/31/25	2	202510	320-53800-49000		REMOVE SEDIMENT FROM POND	*	991.15		
GOVERNMENTAL MANAGEMENT SERVICE-TA									1,576.21	000380	
12/18/25	00048	12/18/25	01012026	202512	300-15500-10000		PLAYGROUND LEASE JAN26	*	4,512.78		
HEIDI BONNETT									4,512.78	000381	
12/18/25	00016	7/12/25	12660	202506	310-51300-31500		BOUNDARY AMEND - JUN 25	*	1,401.50		
		12/17/25	13808	202511	310-51300-31500		GENERAL COUNSEL NOV25	*	137.00		
KILINSKI VAN WYK PLLC									1,538.50	000382	
12/18/25	00059	12/09/25	68747040	202512	330-57200-48100		PEST CONTROL DEC25	*	130.00		
MASSEY SERVICES INC.									130.00	000383	
12/22/25	00052	12/22/25	12222025	202512	300-20700-10000		TNSFR TAX RECEIPTS S23	*	48,961.92		
BRADBURY CDD C/O US BANK									48,961.92	000384	
12/22/25	00052	12/22/25	12222025	202512	300-20700-10000		TRNSFR TAX RECEIPTS S23	*	269,348.66		
BRADBURY CDD C/O US BANK									269,348.66	000385	
12/22/25	00043	1/22/25	20879	202512	320-53800-47000		LAKE MAINTENANCE DEC25	*	125.00		
AQUATIC WEED MANAGEMENT INC.									125.00	000386	

BRBU BRADBURY							TPARK				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/26	00061	12/19/25	115288	202512	330-57200-48200			JANITORIAL SERVICES DEC25 CLEAN STAR SERVICES	*	1,350.00	1,350.00	000387
1/15/26	00056	12/05/25	GMS1105	202512	330-57200-34500			VIDEO VERFICATION 12/19/25 115288 202512 330-57200-34500 SERVICE CALL CURRENT DEMANDS ELECTRICAL	*	120.00	1,385.20	000388
1/15/26	00060	1/05/26	9402	202601	330-57200-43100			HOLIDAY LIGHTING 50% REM FESTIVE GLOW	*	4,807.00	4,807.00	000389
1/15/26	00039	11/30/25	00074555	202511	310-51300-48000			NOTICE OF RULE DEV NOV25 GANNETT MEDIA CORP	*	1,738.77	1,738.77	000390
1/15/26	00048	1/13/26	02012026	202601	300-15500-10000			PLAYGROUND LEASE FEB26 HEIDI BONNETT	*	4,512.78	4,512.78	000391
1/15/26	00059	1/07/26	68984117	202601	330-57200-48100			PEST CONTROL JAN26 MASSEY SERVICES INC.	*	130.00	130.00	000392
1/15/26	00038	12/16/25	21512	202512	320-53800-47300			IRRIGATION REPAIRS 12/16/25 21513 202512 320-53800-46400 BAHIA SOD INSTALL 12/30/25 21642 202512 320-53800-46400 PINE BARK MUCLCH-LIRIOPE 1/01/26 21693 202601 320-53800-46200 LANDSCAPE MAINT. JAN26 PRINCE & SONS INC.	*	207.61	14,241.61	000393
1/15/26	00058	1/01/26	30196	202601	320-57200-48500			POOL SERVICE JAN26 RESORT POOL SERVICES	*	2,000.00	2,000.00	000394
1/23/26	00003	1/16/26	31311	202601	320-53800-45000			PROPERTY ADDED EGIS INSURANCE ADVISORS	*	301.00	301.00	000395
1/23/26	00016	1/13/26	14020	202512	310-51300-31500			GENERAL COUNSEL DEC25 KILINSKI VAN WYK PLLC	*	935.72	935.72	000396

BRBU BRADBURY TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/26	00052	1/28/26	012826-S	202601	300	20700	10000		TNSFR OF TAX RECEIPTS S23	*	779,700.51		
									BRADBURY CDD C/O US BANK			779,700.51	000397
1/28/26	00055	1/28/26	012826	202601	300	15100	10000		TRANSFER OPERATING TO SBA	*	370,000.00		
									STATE BOARD OF ADMINISTRATION C/O			370,000.00	000398
2/05/26	00043	1/28/26	21137	202601	320	53800	47000		LAKE MAINTENANCE JAN26	*	125.00		
									AQUATIC WEED MANAGEMENT INC.			125.00	000399
2/05/26	00061	1/27/26	17024	202601	330	57200	48200		JANITORIAL SERVICES JAN26	*	1,100.00		
									CLEAN STAR SERVICES			1,100.00	000400
2/05/26	00012	1/14/26	22476614	202512	310	51300	31100		GENERAL ENGINEERING DEC25	*	292.50		
									DEWBERRY ENGINEERS INC.			292.50	000401
2/05/26	00039	1/31/26	7550577	202601	310	51300	48000		NOT OF BOS METTINGS FY26	*	349.67		
									GANNETT MEDIA CORP			349.67	000402
2/05/26	00062	12/31/25	3	202512	330	57200	49000		PLASTIC OWL INSTALLATION	*	248.29		
		12/31/25	4	202512	320	53800	48001		POOL DECK PRESSURE WASH	*	470.00		
									GOVERNMENTAL MANAGEMENT SERVICE-TA			718.29	000403
2/05/26	00059	1/07/26	6894117	202601	330	57200	48100		PEST CONTROL JAN26	*	130.00		
									MASSEY SERVICES INC.			130.00	000404
2/05/26	00038	1/19/26	21900	202601	320	53800	47300		IRRIGATION REPAIRS	*	107.73		
		2/01/26	22092	202602	320	53800	46200		LANDSCAPE MAINT. FEB26	*	12,294.00		
									PRINCE & SONS INC.			12,401.73	000405
2/05/26	00058	2/02/26	30425	202602	320	57200	48500		POOL SERVICE FEB26	*	2,000.00		
									RESORT POOL SERVICES			2,000.00	000406
2/12/26	00004	12/31/25	144	202512	330	57200	49000		POOL DECK WASHING AMENITY	*	470.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			470.00	000407

BRBU BRADBURY TPKARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00048	2/12/26	030126	202602	300-15500-10000			PLAYGROUND LEASE MAR26 HEIDI BONNETT	*	4,512.78	4,512.78	000408
2/12/26	00059	2/05/26	69451242	202602	330-57200-48100			PEST CONTROL FEB26 MASSEY SERVICES INC.	*	130.00	130.00	000409
2/12/26	00038	12/31/26	21811	202512	320-53800-47300			IRRIGATION REPAIRS PRINCE & SONS INC.	*	990.97	990.97	000410
2/19/26	00021	2/12/26	021826	202602	330-57200-49000			REIMBURSE POOL PERMIT CH DEV BRADBURY, LLC	*	280.00	280.00	000411
2/19/26	00056	2/17/26	1112	202602	330-57200-34500			VIDEO VERIFICATION CURRENT DEMANDS ELECTRICAL	*	120.00	120.00	000412
2/19/26	99999	2/19/26	VOID	202602	000-00000-00000			VOID CHECK *****INVALID VENDOR NUMBER*****	C	.00	.00	000413
2/19/26	00004	1/01/26	141	202601	320-53800-34000			FIELD MANAGEMENT JAN26	*	1,287.50		
		1/01/26	142	202601	310-51300-34000			MANAGEMENT FEES JAN26	*	3,750.00		
		1/01/26	142	202601	310-51300-35200			WEBSITE ADMIN JAN26	*	108.17		
		1/01/26	142	202601	310-51300-35100			INFO TECHNOLOGY JAN26	*	162.25		
		1/01/26	142	202601	310-51300-31300			DISSEMINATION AGENT JAN26	*	450.67		
		1/01/26	142	202601	320-57200-48300			AMENITY ACCESS JAN26	*	1,041.67		
		1/01/26	142	202601	310-51300-51000			OFFICE SUPPLIES	*	3.40		
		1/01/26	142	202601	310-51300-42000			POSTAGE	*	150.31		
		1/01/26	142A	202510	320-57200-48300			AMENITY ACCESS OCT25	*	1,041.67		
		1/01/26	142B	202511	320-57200-48300			AMENITY ACCESS NOV25	*	1,041.67		
		1/01/26	143C	202512	320-57200-48300			AMENITY ACCESS DEC25	*	1,041.67		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26		146		202602 320-53800-34000		*	1,287.50		
					FIELD MANAGEMENT FEB26				
2/01/26		147		202602 310-51300-34000		*	3,750.00		
					MANAGEMENT FEES FEB26				
2/01/26		147		202602 310-51300-35200		*	108.17		
					WEBSISTE ADMIN FEB26				
2/01/26		147		202602 310-51300-35100		*	162.25		
					INFO TECHNOLOGY FEB26				
2/01/26		147		202602 310-51300-31300		*	450.67		
					DISSEMINATION AGENT FEB26				
2/01/26		147		202602 320-57200-48300		*	1,041.67		
					AMENITY ACCESS FEB26				
2/01/26		147		202602 310-51300-51000		*	1.26		
					OFFICE SUPPLIES				
2/01/26		147		202602 310-51300-42000		*	31.21		
					POSTAGE				
								16,911.71	000414
----- GOVERNMENTAL MANAGEMENT SERVICES-CF -----									
2/25/26	00012	2/20/26	22480626	202601 310-51300-31100		*	647.50		
					GENERAL ENGINEERING JAN26				
								647.50	000415
----- DEWBERRY ENGINEERS INC. -----									
2/25/26	00063	2/24/26	2479	202602 320-53800-49000		*	2,050.00		
					FENCE INSTALL 50% DEPOSIT				
								2,050.00	000416
----- FLORIDA QUALITY FENCE LLC -----									
2/25/26	00016	2/16/26	14136	202601 310-51300-31500		*	670.50		
					GENERAL COUNSEL JAN26				
								670.50	000417
----- KILINSKI VAN WYK PLLC -----									
3/05/26	00043	2/23/26	21281	202602 320-53800-47000		*	125.00		
					POND MAINTENANCE FEB26				
								125.00	000418
----- AQUATIC WEED MANAGEMENT INC. -----									
3/05/26	00061	2/24/26	17272	202602 330-57200-48200		*	1,100.00		
					JANITORIAL SERVICES FEB26				
								1,100.00	000419
----- CLEAN STAR SERVICES -----									
3/05/26	00063	3/03/26	3357	202603 320-53800-49000		*	2,050.00		
					FENCE PROJECT REMAIN 50%				
								2,050.00	000420
----- FLORIDA QUALITY FENCE LLC -----									
3/05/26	00034	2/02/26	28548	202602 310-51300-32200		*	6,000.00		
					AUDIT FY25				
								6,000.00	000421
----- GRAU & ASSOCIATES -----									

BRBU BRADBURY TPAK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/26	00058	3/01/26	30792	202603	320	57200	48500		RESORT POOL SERVICES	*	2,000.00	2,000.00	000422
3/12/26	00004	11/30/25	133	202511	320	53800	48000		REINFORCE PAVER BORDERS	*	2,643.69		
		11/30/25	134	202511	320	53800	49000		SOLAR LIGHT FIXTURES	*	693.58		
		11/30/25	136	202511	320	53800	48001		AMENITY PARKING LOT MAINT	*	976.51		
		11/30/25	137	202511	320	53800	49000		SIDEWALK REPAIR	*	1,592.82		
		11/30/25	138	202511	320	53800	49001		AMENITY SIGN MOVE	*	330.00		
		11/30/25	139	202511	320	53800	48001		REPLACE AMEN. DOOR HANDLE	*	878.88		
		1/31/26	150	202601	320	53800	48001		ENTRANCE GATE REPAIRS	*	630.57		
		1/31/26	151	202601	320	53800	48000		STOP SIGN REPAIR	*	220.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,966.05	000423
3/12/26	00048	3/10/26	03102026	202603	300	15500	10000		PLAYGROUND LEASE APR26	*	4,512.77	4,512.77	000424
									HEIDI BONNETT				
3/12/26	00059	3/04/26	69942249	202603	330	57200	48100		PEST CONTROL MAR26	*	130.00	130.00	000425
									MASSEY SERVICES INC.				
3/12/26	00038	3/01/26	22474	202603	320	53800	46200		LANDSCAPE MAINT. MAR26	*	12,294.00	12,294.00	000426
									PRINCE & SONS INC.				
3/26/26	00052	3/26/26	032626	202603	300	20700	10000		TXFER OF TAX RCPTS S23	*	29,315.70	29,315.70	000427
									BRADBURY CDD C/O US BANK				
3/26/26	00061	3/24/26	17526	202603	330	57200	48200		JANITORIAL SERVICES MAR26	*	1,325.00	1,325.00	000428
									CLEAN STAR SERVICES				
3/26/26	00056	3/16/26	1123	202603	330	57200	34500		REMOTE MONTORING POOL	*	120.00	120.00	000429
									CURRENT DEMANDS ELECTRICAL				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/26/26	00016	3/19/26	14489	202602	310-51300-31500		GENERAL COUNSEL FEB26 KILINSKI VAN WYK PLLC	*	165.00	165.00	000430
4/10/26	00064	4/03/26	9078576	202604	310-51300-42500		ADDRESS UPDATING	*	250.00		
		4/03/26	9078576	202604	310-51300-42500		BLACK & WHITE PRINTING	*	104.78		
		4/03/26	9078576	202604	310-51300-51000		ENVELOPES	*	183.04		
		4/03/26	9078576	202604	310-51300-42000		POSTAGE	*	296.09		
							ACTION MAIL SERVICES			833.91	000431
4/10/26	00043	3/30/26	21467	202603	320-53800-47000		LAKE MAINTENANCE MAR26 AQUATIC WEED MANAGEMENT INC.	*	125.00	125.00	000432
4/10/26	00004	3/01/26	152	202603	320-53800-34000		FIELD MANAGEMENT MAR26	*	1,287.50		
		3/01/26	153	202603	310-51300-34000		MANAGEMENT FEES MAR26	*	3,750.00		
		3/01/26	153	202603	310-51300-35200		WEBSITE ADMIN MAR26	*	108.17		
		3/01/26	153	202603	310-51300-35100		INFO TECHNOLOGY MAR26	*	162.25		
		3/01/26	153	202603	310-51300-31300		DISSEMINATION AGENT MAR26	*	450.67		
		3/01/26	153	202603	320-57200-48300		AMENITY ACCESS MAR26	*	1,041.67		
		3/01/26	153	202603	310-51300-51000		OFFICE SUPPLIES	*	1.32		
		3/01/26	153	202603	310-51300-42000		POSTAGE	*	105.80		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			6,907.38	000433
4/10/26	00048	4/08/26	05012026	202604	300-15500-10000		PLAYGROUND LEASE MAY26 HEIDI BONNETT	*	4,512.78	4,512.78	000434
4/10/26	00038	3/26/26	22949	202603	320-53800-47300		REPLACE ENTERANCE VALVE	*	1,218.57		
		4/01/26	23154	202604	320-53800-46200		LANDSCAPE MAINT. APR26	*	12,294.00		
							PRINCE & SONS INC.			13,512.57	000435

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/10/26	00058	4/01/26 31171	202604 320-57200-48500	POOL SERVICE APR26	*	2,000.00		
							RESORT POOL SERVICES	2,000.00 000436
TOTAL FOR BANK A						1,685,042.46		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/09/25	00033	12/09/25 2066-12.	202512 330-57200-43000		733 AMBLESIDE DEPOSIT	*	795.00	
					DUKE ENERGY			795.00 080012
12/09/25	00033	11/19/25 4052-11.	202511 320-53800-43100		0000 E HINSON AVE NOV25	*	3,407.72	
					DUKE ENERGY			3,407.72 080013
12/09/25	00044	11/26/25 3564-11.	202511 330-57200-43200		733 AMBLESIDE AMEN NOV25	*	187.50	
					CITY OF HAINES CITY			187.50 080014
12/09/25	00044	11/26/25 5138-11.	202511 330-57200-43200		733 AMBLESIDE AMEN NOV25	*	3,484.38	
					CITY OF HAINES CITY			3,484.38 080015
12/09/25	00044	12/03/25 6370-11.	202511 330-57200-43200		733 AMBLESIDE AMEN NOV25	*	146.83	
					CITY OF HAINES CITY			146.83 080016
12/09/25	00044	11/26/25 9416-11.	202511 320-53800-43200		894 AMBLESIDE DR NOV25	*	330.57	
		11/26/25 9417-11.	202511 320-53800-43200		597 AMBLESIDE DR NOV25	*	230.93	
		11/26/25 9418-11.	202511 320-53800-43200		1884 GRASMERE DR NOV25	*	230.93	
		11/26/25 9419-11.	202511 320-53800-43200		1849 GRASMERE DR NOV25	*	217.80	
		11/26/25 9420-11.	202511 320-53800-43200		2671 SEDGEFIELD CT NOV25	*	60.15	
		11/26/25 9421-11.	202511 320-53800-43200		2175 OLDHAM CT NOV25	*	358.85	
		11/26/25 9422-11.	202511 320-53800-43200		3130 UPTON AVE NOV25	*	252.81	
		11/26/25 9423-11.	202511 320-53800-43200		3498 RUTLAND LN NOV25	*	279.06	
					CITY OF HAINES CITY			1,961.10 080017
12/10/25	00044	12/03/25 3564-11.	202511 330-57200-43200		733 AMBLESIDE AMEN NOV25	*	80.26	
					CITY OF HAINES CITY			80.26 080018
12/10/25	00044	12/03/25 5138-11.	202511 330-57200-43200		733 AMBLESIDE IRRIG NOV25	*	2,464.56	
					CITY OF HAINES CITY			2,464.56 080019

BRBU BRADBURY TPAK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/25	00033	12/02/25	7263-11. 733 AMBLESIDE DR NOV25	202511	330-57200-43000			DUKE ENERGY	*	775.89	775.89	080020
12/15/25	00033	12/12/25	5062-11. 3498 RUTLAND LN NOV25	202511	320-53800-43000			DUKE ENERGY	*	27.26	27.26	080021
12/15/25	00033	12/12/25	9445-11. 2056 KINGSMEN CT NOV25	202511	320-53800-43000			DUKE ENERGY	*	23.47	23.47	080022
12/15/25	00033	12/15/25	0351-11. 596 AMBLESIDE DR NOV25	202511	320-53800-43000			DUKE ENERGY	*	28.54	28.54	080023
12/22/25	00033	12/18/25	4052-12. 0000 E HINSON AVE DEC25	202512	320-53800-43100			DUKE ENERGY	*	3,407.72	3,407.72	080024
1/12/26	00044	12/31/25	6818-12. 733 AMBLESIDE DR DEC25	202512	330-57200-43200			CITY OF HAINES CITY	*	182.79	182.79	080025
1/12/26	00044	12/31/25	6819-12. 733 AMBLESIDE AMEN DEC25	202512	330-57200-43200			CITY OF HAINES CITY	*	228.17	228.17	080026
1/12/26	00044	12/31/25	6820-12. 733 AMBLESIDE POTABLE DEC	202512	330-57200-43200			CITY OF HAINES CITY	*	3,028.96	3,028.96	080027
1/12/26	00044	12/31/25	9416-12. 894 AMBLESIDE DR DEC25	202512	320-53800-43200			CITY OF HAINES CITY	*	528.52	528.52	080028
1/12/26	00044	12/31/25	9417-12. 597 AMBLESIDE DR DEC25	202512	320-53800-43200			CITY OF HAINES CITY	*	314.86	314.86	080029
1/12/26	00044	12/31/25	9418-12. 1884 GRASMERE DR DEC25	202512	320-53800-43200			CITY OF HAINES CITY	*	128.09	128.09	080030
1/12/26	00044	12/31/25	9419-12. 1849 GRASMERE DR DEC25	202512	320-53800-43200			CITY OF HAINES CITY	*	299.15	299.15	080031

BRBU BRADBURY TPKARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/12/26	00044	12/31/25 9420-12.	202512 320-53800-43200		2671 SEDGEFIELD CT DEC25 CITY OF HAINES CITY	*	79.94	79.94 080032
1/12/26	00044	12/31/25 9421-12.	202512 320-53800-43200		2175 OLDHAM CR DEC25 CITY OF HAINES CITY	*	620.62	620.62 080033
1/12/26	00044	12/31/25 9422-12.	202512 320-53800-43200		3130 UPTON AVE DEC25 CITY OF HAINES CITY	*	365.13	365.13 080034
1/12/26	00044	12/31/25 9423-12.	202512 320-53800-43200		3498 RUTLAND LN DEC25 CITY OF HAINES CITY	*	462.53	462.53 080035
2/02/26	00033	1/20/26 4052-01.	202601 320-53800-43100		0000 E HINSON AVE JAN26 DUKE ENERGY	*	3,278.36	3,278.36 080036
2/02/26	00033	1/15/26 0351-12.	202512 320-53800-43000		596 AMBLESIDE DR DEC25 DUKE ENERGY	*	25.84	25.84 080037
2/02/26	00033	1/15/26 2066-12.	202512 330-57200-43000		733 AMBLESIDE DR DEC25 DUKE ENERGY	*	1,647.76	1,647.76 080038
2/02/26	00033	1/15/26 5062-12.	202512 320-53800-43000		3498 RUTLAND LN DEC25 DUKE ENERGY	*	24.63	24.63 080039
2/02/26	00033	1/15/26 9445-12.	202512 320-53800-43000		2056 KINGSMEN CT DEC25 DUKE ENERGY	*	20.73	20.73 080040
2/11/26	00044	1/30/26 6818-01.	202601 330-57200-43200		733 AMBLESIDE DR CITY OF HAINES CITY	*	211.24	211.24 080041
2/11/26	00044	1/30/26 6819-01.	202601 330-57200-43200		733 AMBLESIDE AMENITY CITY OF HAINES CITY	*	436.07	436.07 080042
2/11/26	00044	1/30/26 6820-01.	202601 330-57200-43200		733 AMBLESIDE POTABLE CITY OF HAINES CITY	*	4,047.44	4,047.44 080043

BRBU BRADBURY TPAK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/26	00044	1/30/26	9416-01	202601	320	53800	43200		CITY OF HAINES CITY	*	371.42	371.42	080044
			894 AMBLESIDE DR JAN26										
2/11/26	00044	1/30/26	9417-01	202601	320	53800	43200		CITY OF HAINES CITY	*	2,151.89	2,151.89	080045
			597 AMBLESEIDE DR JAN26										
2/11/26	00044	1/30/26	9418-01	202601	320	53800	43200		CITY OF HAINES CITY	*	176.23	176.23	080046
			1884 GRASMERE DR JAN26										
2/11/26	00044	1/30/26	9419-01	202601	320	53800	43200		CITY OF HAINES CITY	*	222.18	222.18	080047
			1849 GRASMERE DR JAN26										
2/11/26	00044	1/30/26	9420-01	202601	320	53800	43200		CITY OF HAINES CITY	*	66.71	66.71	080048
			2671 SEDGEFIELD CT JAN26										
2/11/26	00044	1/30/26	9421-01	202601	320	53800	43200		CITY OF HAINES CITY	*	396.55	396.55	080049
			2175 OLDHAM CT JAN26										
2/11/26	00044	1/30/26	9422-01	202601	320	53800	43200		CITY OF HAINES CITY	*	289.72	289.72	080050
			3130 UPTON AVE JAN26										
2/11/26	00044	1/30/26	9423-01	202601	320	53800	43200		CITY OF HAINES CITY	*	296.01	296.01	080051
			3498 RUTLAND LN JAN26										
3/03/26	00033	2/12/26	0351-01	202601	320	53800	43000		DUKE ENERGY	*	23.22	23.22	080052
			596 AMBLESIDE DR JAN26										
3/03/26	00033	2/12/26	2066-01	202601	330	57200	43000		DUKE ENERGY	*	879.56	879.56	080053
			733 AMBLESIDE DR JAN26										
3/03/26	00033	2/12/26	5062-01	202601	320	53800	43000		DUKE ENERGY	*	23.45	23.45	080054
			3498 RUTLAND LANE JAN26										
3/03/26	00033	2/12/26	9445-01	202601	320	53800	43000		DUKE ENERGY	*	20.65	20.65	080055
			2056 KINGSMEN CT JAN26										

BRBU BRADBURY TPAK

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3/03/26	00033	2/18/26	4052-02.0000 E HINSON AVE FEB26	202602	320-53800	43100			DUKE ENERGY	*	3,220.91	3,220.91	080056
3/03/26	00044	2/26/26	6818-02.733 AMBLESIDE DR FEB26	202602	330-57200	43200			CITY OF HAINES CITY	*	128.09	128.09	080057
3/03/26	00044	2/26/26	6819-02.733 AMBLESIDE DR FEB26	202602	330-57200	43200			CITY OF HAINES CITY	*	466.42	466.42	080058
3/03/26	00044	2/26/26	6820-02.733 AMBLESIDE DR FEB26	202602	330-57200	43200			CITY OF HAINES CITY	*	1,569.99	1,569.99	080059
3/03/26	00044	2/26/26	9416-02.894 AMBLESIDE DR FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	330.57	330.57	080060
3/03/26	00044	2/26/26	9417-02.597 AMBLESIDE DR FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	783.24	783.24	080061
3/03/26	00044	2/26/26	9418-02.1884 GRASMERE DR FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	252.81	252.81	080062
3/03/26	00044	2/26/26	9419-02.1849 GRASMERE DR FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	195.92	195.92	080063
3/03/26	00044	2/26/26	9420-02.2671 SEDGEFIELD CT FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	64.52	64.52	080064
3/03/26	00044	2/26/26	9421-02.2175 OLDHAM CT FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	814.85	814.85	080065
3/03/26	00044	2/26/26	9422-02.3130 UPTON AVE FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	248.43	248.43	080066
3/03/26	00044	2/26/26	9423-02.3498 RUTLAND LN FEB26	202602	320-53800	43200			CITY OF HAINES CITY	*	213.42	213.42	080067

BRBU BRADBURY TPAK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/24/26	00033	3/13/26	0351-02. 596 AMBLESIDE DR FEB26	202602	320-53800	43000		DUKE ENERGY	*	23.18	23.18	080068
3/24/26	00033	3/13/26	2066-02. 733 AMBLESIDE DR FEB26	202602	330-57200	43000		DUKE ENERGY	*	874.86	874.86	080069
3/24/26	00033	3/13/26	5062-02. 3498 RUTLNAD LN FEB26	202602	320-53800	43000		DUKE ENERGY	*	23.36	23.36	080070
3/24/26	00033	3/13/26	9445-02. 2056 KINGSMEN CT FEB26	202602	320-53800	43000		DUKE ENERGY	*	20.65	20.65	080071
3/24/26	00033	3/19/26	4052-03. 0000 E HINSON AVE MAR26	202603	320-53800	43100		DUKE ENERGY	*	3,220.73	3,220.73	080072
4/08/26	00044	3/31/26	6818-03. 733 AMBLESIDE DR MAR26	202603	330-57200	43200		CITY OF HAINES CITY	*	121.53	121.53	080073
4/08/26	00044	3/31/26	6819-03. 733 AMBLESIDE AMEN MAR26	202603	330-57200	43200		CITY OF HAINES CITY	*	405.71	405.71	080074
4/08/26	00044	3/31/26	6820-03. 733 AMBLESIDE DR MAR26	202603	330-57200	43200		CITY OF HAINES CITY	*	808.20	808.20	080075
4/08/26	00044	3/31/26	9416-03. 894 AMBLESIDE DR MAR26	202603	320-53800	43200		CITY OF HAINES CITY	*	296.01	296.01	080076
4/08/26	00044	3/31/26	9417-03. 597 AMBLESIDE DR MAR26	202603	320-53800	43200		CITY OF HAINES CITY	*	160.91	160.91	080077
4/08/26	00044	3/31/26	9418-03. 1884 GRASMERE DR MAR26	202603	320-53800	43200		CITY OF HAINES CITY	*	241.87	241.87	080078
4/08/26	00044	3/31/26	9419-03. 1849 GRASMERE DR MAR26	202603	320-53800	43200		CITY OF HAINES CITY	*	193.73	193.73	080079

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4/08/26	00044	3/31/26	9420-03. 2671 SEDGEFIELD CT MAR26	202603	320	53800	43200		CITY OF HAINES CITY	*	42.64	42.64	080080
4/08/26	00044	3/31/26	9421-03. 2175 OLDHAM CT MAR26	202603	320	53800	43200		CITY OF HAINES CITY	*	200.30	200.30	080081
4/08/26	00044	3/31/26	9422-03. 3130 UPTON AVE MAR26	202603	320	53800	43200		CITY OF HAINES CITY	*	237.49	237.49	080082
4/08/26	00044	3/31/26	9423-03. 3498 RUTLAND LN MAR26	202603	320	53800	43200		CITY OF HAINES CITY	*	198.11	198.11	080083
TOTAL FOR BANK Z											52,997.10		
TOTAL FOR REGISTER											1,738,039.56		

SECTION 2

Bradbury
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Bradbury
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Operating Account	\$ 72,244	\$ -	\$ -	\$ 72,244
State Board of Administration	\$ 717,416	\$ -	\$ -	\$ 717,416
Series 2023				
Reserve	\$ -	\$ 669,025	\$ -	\$ 669,025
Revenue	\$ -	\$ 1,298,667	\$ -	\$ 1,298,667
Construction	\$ -	\$ -	\$ 1	\$ 1
Due from Developer	\$ -	\$ -	\$ 43	\$ 43
Prepaid Expenses	\$ 4,513	\$ -	\$ -	\$ 4,513
Total Assets	\$ 794,173	\$ 1,967,692	\$ 44	\$ 2,761,909
Liabilities:				
Accounts Payable	\$ 11,157	\$ -	\$ -	\$ 11,157
Total Liabilities	\$ 11,157	\$ -	\$ -	\$ 11,157
Fund Balance:				
Assigned:				
Debt Service - Series 2023	\$ -	\$ 1,967,692	\$ -	\$ 1,967,692
Capital Projects Fund	\$ -	\$ -	\$ 44	\$ 44
Nonspendable:				
Prepays	\$ 4,513	\$ -	\$ -	\$ 4,513
Unassigned	\$ 778,503	\$ -	\$ -	\$ 778,503
Total Fund Balances	\$ 783,016	\$ 1,967,692	\$ 44	\$ 2,750,752
Total Liabilities & Fund Balance	\$ 794,173	\$ 1,967,692	\$ 44	\$ 2,761,909

Bradbury
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 713,185	\$ 574,772	\$ 574,772	\$ -
Interest Income	\$ -	\$ -	\$ 11,174	\$ 11,174
Total Revenues	\$ 713,185	\$ 574,772	\$ 585,946	\$ 11,174
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,600	\$ 4,400
Employer FICA Expense	\$ 918	\$ 459	\$ 122	\$ 337
Engineering	\$ 15,000	\$ 7,500	\$ 1,533	\$ 5,968
Attorney	\$ 25,000	\$ 12,500	\$ 3,536	\$ 8,964
Annual Audit	\$ 6,100	\$ 6,100	\$ 6,000	\$ 100
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,408	\$ 2,704	\$ 2,704	\$ (0)
Trustee Fees	\$ 4,434	\$ 2,352	\$ 2,352	\$ -
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ -
Information Technology	\$ 1,947	\$ 973	\$ 974	\$ (0)
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ (0)
Postage & Delivery	\$ 600	\$ 600	\$ 493	\$ 107
Insurance	\$ 6,219	\$ 6,219	\$ 5,732	\$ 487
Copies	\$ 500	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 2,500	\$ 1,250	\$ 2,088	\$ (838)
Other Current Charges	\$ 1,000	\$ 500	\$ 199	\$ 301
Office Supplies	\$ 500	\$ 250	\$ 14	\$ 236
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,199	\$ 76,131	\$ 55,820	\$ 20,311

Bradbury
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Field Expenditures</i>				
Property Insurance	\$ 13,200	\$ 13,200	\$ 7,076	\$ 6,124
Field Management	\$ 15,450	\$ 7,725	\$ 7,725	\$ -
Landscape Maintenance	\$ 157,788	\$ 78,894	\$ 73,764	\$ 5,130
Landscape Replacement	\$ 20,000	\$ 10,000	\$ 1,740	\$ 8,260
Lake Maintenance	\$ 7,500	\$ 3,750	\$ 750	\$ 3,000
Streetlights	\$ 67,515	\$ 33,758	\$ 19,943	\$ 13,814
Electric	\$ 5,000	\$ 2,500	\$ 362	\$ 2,138
Water & Sewer	\$ 80,000	\$ 40,000	\$ 15,754	\$ 24,246
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 6,000	\$ 3,000	\$ 2,772	\$ 228
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 4,547	\$ 2,953
Field Contingency	\$ 12,500	\$ 6,250	\$ 10,928	\$ (4,678)
Total Field Expenditures:	\$ 402,453	\$ 207,827	\$ 145,362	\$ 62,465
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 14,400	\$ 7,200	\$ 5,804	\$ 1,396
Amenity - Water	\$ 4,500	\$ 2,250	\$ 23,735	\$ (21,485)
Playground Lease	\$ 54,153	\$ 27,077	\$ 27,077	\$ 0
Internet	\$ 1,020	\$ 510	\$ -	\$ 510
Pest Control	\$ 1,560	\$ 780	\$ 910	\$ (130)
Janitorial Service	\$ 14,400	\$ 7,200	\$ 5,725	\$ 1,475
Amenity Management	\$ 12,500	\$ 6,250	\$ 6,250	\$ (0)
Security Services	\$ 20,000	\$ 10,000	\$ 1,745	\$ 8,255
Pool Maintenance	\$ 24,000	\$ 12,000	\$ 12,000	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 3,171	\$ 1,829
Holiday Décor	\$ 10,000	\$ 9,614	\$ 9,614	\$ -
Contingency	\$ 10,000	\$ 5,000	\$ 2,040	\$ 2,960
Total Amenity Expenditures:	\$ 176,533	\$ 92,881	\$ 98,071	\$ (5,190)
Total Expenditures	\$ 713,185	\$ 376,838	\$ 299,252	\$ 77,586
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 286,694	
Fund Balance - Beginning	\$ -		\$ 496,321	
Fund Balance - Ending	\$ -		\$ 783,016	

Bradbury
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments	\$ 1,338,050	\$ 1,078,365	\$ 1,078,365	\$ -
Interest	\$ 28,359	\$ 21,691	\$ 21,691	\$ -
Total Revenues	\$ 1,366,409	\$ 1,100,056	\$ 1,100,056	\$ -
Expenditures:				
Interest Expense - 11/1	\$ 511,544	\$ 511,544	\$ 511,544	\$ -
Principal Expense - 5/1	\$ 320,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 511,544	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,343,088	\$ 511,544	\$ 511,544	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 23,322		\$ 588,512	
Fund Balance - Beginning	\$ 695,579		\$ 1,379,180	
Fund Balance - Ending	\$ 718,901		\$ 1,967,692	

Bradbury
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 420,483	\$ 420,483
Interest	\$ -	\$ -	\$ 69	\$ 69
Total Revenues	\$ -	\$ -	\$ 420,552	\$ 420,552
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 424,873	\$ (424,873)
Total Expenditures	\$ -	\$ -	\$ 424,873	\$ (424,873)
Fund Balance - Beginning	\$ -		\$ 4,365	
Fund Balance - Ending	\$ -		\$ 44	

Bradbury
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 5,675	\$ 543,584	\$ 10,918	\$ 4,513	\$ 10,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 574,772
Interest Income	\$ 1,505	\$ 1,249	\$ 1,157	\$ 2,517	\$ 2,225	\$ 2,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,174
Total Revenues	\$ 1,505	\$ 6,924	\$ 544,741	\$ 13,435	\$ 6,738	\$ 12,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,946
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Employer FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ 425	\$ 168	\$ 293	\$ 648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,533
Attorney	\$ 1,627	\$ 137	\$ 936	\$ 671	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,536
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,704
Trustee Fees	\$ 2,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,352
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Postage & Delivery	\$ 57	\$ 66	\$ 83	\$ 150	\$ 31	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 1,739	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,088
Other Current Charges	\$ 22	\$ -	\$ 41	\$ 50	\$ 43	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Office Supplies	\$ 1	\$ 5	\$ 2	\$ 3	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,874	\$ 6,585	\$ 6,686	\$ 6,342	\$ 10,711	\$ 4,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,820
Field Expenditures:													
Property Insurance	\$ 6,775	\$ -	\$ -	\$ 301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,076
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Landscape Maintenance	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,764
Landscape Replacement	\$ -	\$ -	\$ 1,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,740
Lake Maintenance	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Streetlights	\$ 3,408	\$ 3,408	\$ 3,408	\$ 3,278	\$ 3,221	\$ 3,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,943
Electric	\$ 77	\$ 79	\$ 71	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362
Water & Sewer	\$ 2,549	\$ 1,961	\$ 2,799	\$ 3,971	\$ 2,904	\$ 1,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,754
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 111	\$ 136	\$ 1,199	\$ 108	\$ -	\$ 1,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,772
General Repairs & Maintenance	\$ 1,683	\$ 2,644	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,547
Field Contingency	\$ 4,542	\$ 2,286	\$ -	\$ -	\$ 2,050	\$ 2,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,928
Total Field Expenditures:	\$ 32,851	\$ 24,221	\$ 22,923	\$ 21,652	\$ 21,948	\$ 21,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,362

Bradbury
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Amenity Expenditures</i>													
Amenity - Electric	\$ 831	\$ 776	\$ 2,443	\$ 880	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,804
Amenity - Water	\$ 5,047	\$ 7,054	\$ 3,440	\$ 4,695	\$ 2,165	\$ 1,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,735
Playground Lease	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,077
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 130	\$ 130	\$ 130	\$ 260	\$ 130	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 910
Janitorial Service	\$ 300	\$ 550	\$ 1,350	\$ 1,100	\$ 1,100	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,725
Amenity Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Security Services	\$ -	\$ -	\$ 1,505	\$ -	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,745
Pool Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Amenity Repairs & Maintenance	\$ 215	\$ 1,855	\$ 470	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,171
Holiday Décor	\$ 4,807	\$ -	\$ -	\$ 4,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,614
Contingency	\$ 705	\$ 337	\$ 718	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,040
Total Amenity Expenditures:	\$ 19,589	\$ 18,256	\$ 17,611	\$ 19,926	\$ 12,224	\$ 10,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,071
Total Expenditures	\$ 73,314	\$ 30,806	\$ 29,609	\$ 27,994	\$ 32,660	\$ 26,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 299,252
Excess (Deficiency) of Revenues over Expenditures	\$ (71,809)	\$ (23,882)	\$ 515,132	\$ (14,558)	\$ (25,922)	\$ (13,785)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,694

Bradbury
Community Development District
Long Term Debt Report

Series 2023, Special Assessment Revenue Bonds

Interest Rate:	4.375%, 5.250%, 5.500%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$669,025	
Reserve Fund Balance	\$669,025	
Bonds Outstanding - 4/25/2023		\$19,890,000
Less: Principal Payment - 5/01/2024		(\$295,000)
Less: Principal Payment - 5/01/2025		(\$305,000)
Current Bonds Outstanding		\$19,290,000

Bradbury CDD
 Community Development District
 Special Assessment Receipts
 Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	\$	766,865.38	\$	1,438,762.66	\$	2,205,628.04
Net Assessments	\$	713,184.80	\$	1,338,049.27	\$	2,051,234.08

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	35%		65%		100%
							General Fund	Debt Service	General Fund	Debt Service	
11/21/25	11/01/25-11/07/25	\$ 29,916.04	\$ (1,196.61)	\$ (574.39)	\$ -	\$ 28,145.04	\$ 9,785.63	\$ 18,359.41	\$ 18,359.41	\$ 28,145.04	
11/26/25	11/08/25-11/15/25	\$ 10,878.56	\$ (435.12)	\$ (208.87)	\$ -	\$ 10,234.57	\$ 3,558.41	\$ 6,676.16	\$ 6,676.16	\$ 10,234.57	
11/30/25	1% Admin Fee	\$ (22,056.28)	\$ -	\$ -	\$ -	\$ (22,056.28)	\$ (7,668.65)	\$ (14,387.63)	\$ (14,387.63)	\$ (22,056.28)	
12/8/25	11/16/25-11/25/25	\$ 421,544.20	\$ (16,861.47)	\$ (8,093.65)	\$ -	\$ 396,589.08	\$ 137,888.36	\$ 258,700.72	\$ 258,700.72	\$ 396,589.08	
12/19/25	11/26/25-11/30/25	\$ 1,025,304.28	\$ (41,012.05)	\$ (19,685.84)	\$ -	\$ 964,606.39	\$ 335,379.87	\$ 629,226.52	\$ 629,226.52	\$ 964,606.39	
12/31/25	12/01/25-12/15/25	\$ 214,851.56	\$ (8,485.24)	\$ (4,127.33)	\$ -	\$ 202,238.99	\$ 70,315.61	\$ 131,923.38	\$ 131,923.38	\$ 202,238.99	
1/9/26	12/16/25-12/31/25	\$ 29,916.04	\$ (897.52)	\$ (580.37)	\$ -	\$ 28,438.15	\$ 9,887.54	\$ 18,550.61	\$ 18,550.61	\$ 28,438.15	
1/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 2,963.41	\$ 2,963.41	\$ 1,030.34	\$ 1,933.07	\$ 1,933.07	\$ 2,963.41	
2/12/26	01/01/26-01/31/26	\$ 13,598.20	\$ (353.55)	\$ (264.89)	\$ -	\$ 12,979.76	\$ 4,512.88	\$ 8,466.88	\$ 8,466.88	\$ 12,979.76	
3/13/26	02/01/26-02/28/26	\$ 29,589.71	\$ -	\$ (591.80)	\$ -	\$ 28,997.91	\$ 10,082.16	\$ 18,915.75	\$ 18,915.75	\$ 28,997.91	
Total		\$ 1,753,542.31	\$ (69,241.56)	\$ (34,127.14)	\$ 2,963.41	\$ 1,653,137.02	\$ 574,772.15	\$ 1,078,364.87	\$ 1,078,364.87	\$ 1,653,137.02	

	80.59%		Net Percentage Collected
\$	398,097.06		Balance Remaining To Collect

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
Bradbury CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Bradbury Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **450** voters within the Bradbury Community Development District as of **April 15, 2026**.

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

Sincerely,

A handwritten signature in blue ink that reads "Melony M. Bell". The signature is written in a cursive style.

Melony M. Bell
Supervisor of Elections
Polk County, Florida