Bradbury
Community Development District

Meeting Agenda

June 25, 2026

AGENDA

Bradbury

Community Development District

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

June 18, 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, June 25, 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 April 23, 2026 Board of Supervisors Meeting
4. Discussion Regarding Policy for Pavilion Area at Amenity Center
5. Presentation of Arbitrage Rebate Report for Series 2023 Project Bonds
6. Ratification of Amended Pool Maintenance Services Agreement
7. Ratification of Plant Replacement Agreement Additional Services Order (ASO)
8. Staff Reports
    - A. Attorney
    - B. Engineer
    - C. Field Manager’s Report
        - i. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing
    - D. District Manager’s Report
        - i. Approval of Check Register
        - ii. Balance Sheet & Income Statement
        - iii. Reminder to Board Members to File Form 1’s by the July 1, 2026 Deadline
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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 **Thursday**, **April 23, 2026** 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
Roy Van Wyk *by Zoom*	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 11:30 a.m. and called roll. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present and no members joining via Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the December 17, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 17, 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. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the December 17, 2025 Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS **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)**

Ms. Burns presented Resolution 2026-07 approving the proposed Fiscal Year 2027 budget. She suggested setting the public hearing date on July 23, 2026 with the meeting time changed from 11:30 a.m. to 11:00 a.m.

Ms. Burns explained that there was no proposed assessment increase, with the assessment staying at $945.58. She reviewed budget adjustments: landscape replacement increased, streetlight and water/sewer reduced based on actuals, a reserve study line was added, and amenity water increased by about $40,000 because costs were tracking much higher than expected.

Ms. Burns stated the amenity water cost may relate to potable water or surrounding landscaping and noted water costs vary widely by jurisdiction and infrastructure.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, 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 on July 23, 2026 at 11:00 a.m., was approved.

FIFTH ORDER OF BUSINESS **Consideration of 2026 Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated this is the renewal of their standard agreement.

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

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk reminded the Board of Ethics training due at the end of the year.

B. Engineer

Mr. Arrington reminded the Board that one of the District's annual goals is for the engineer to perform an annual inspection of all District facilities and said that inspection will likely take place within the next couple of months.

C. Field Manager's Report

i. Consideration of Proposal to Replace Landscaping Affected by Cold Snap

Mr. Blanco presented the Field Manger's report which was included in the agenda package for review and summarized its contents for the Board. He reported that several maintenance items had been completed, including mailbox solar lights, amenity policy signs, pressure washing, and other amenity work. He presented a $50,015 landscaping replacement proposal for plants damaged by the recent cold snap, noting that much of the damage affected entrances, walking paths, common areas, and the amenity space.

Ms. Burns responded that the landscaping budget was $20,000, with only about $1,700 used, leaving roughly $18,000 available. She suggested scaling the project down, removing obviously dead plants, postponing some areas, and checking for leftover funds from prior years to help offset costs. The Board noted that delaying approval could raise costs due to potential plant shortages and rising fertilizer prices. Ms. Burns stated the freeze damage was unusual and not something that happens every year, and revised proposals would be brought back at the next meeting to fit the available budget.

Mr. Blanco said the team is monitoring the newly added area, which Ms. Burns clarified is a covered picnic area. Mr. Blanco reported that the roof and gutters have already been installed and further updates would be provided at the next meeting.

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. Spencer, seconded by Ms. Roden, 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.

iii. Presentation of Number of Registered Voters – 450

Ms. Burns stated that the District is required to count registered voters each year as of April 15, and said Bradbury has 450 registered voters. She noted that this exceeds the 250-voter threshold, but because the District was established in August 2022, it has not yet reached the six-year threshold.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

NINTH 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 V

REBATE REPORT

$19,890,000

Bradbury Community Development District

(City of Haines City, Florida)

Special Assessment Bonds, Series 2023

Dated: April 25, 2023
Delivered: April 25, 2023

Rebate Report to the Computation Date
April 25, 2026
Reflecting Activity To
April 25, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

May 20, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of April 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.632804%	56,410.12	(11,024.59)
Cost of Issuance Fund	4.221712%	5.62	(1.83)
Capitalized Interest Fund	4.879897%	13,543.67	(1,709.72)
Debt Service Reserve Fund	4.523026%	118,577.84	(25,480.89)
Totals	**4.581245%**	**$188,537.25**	**$(38,217.03)**
Bond Yield	**5.419061%**		
Rebate Computation Credits			(6,710.07)
		Net Rebatable Arbitrage	**$(44,927.10)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 25, 2023, the date of the closing, to April 25, 2026, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of April 25, 2026.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between April 25, 2023 and April 25, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

April 25, 2026.

7. Computation Period

The period beginning on April 25, 2023, the date of the closing, and ending on April 25, 2026, the Computation Date.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

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

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
08/01/24		1,335.00	1,464.64
08/02/24		912.03	1,000.45
08/06/24		1,451.00	1,590.73
08/15/24		1,000.00	1,094.83
08/22/24		750.00	820.27
09/11/24		2,750.00	2,999.18
09/11/24		1,800.00	1,963.10
10/07/24		415.00	450.86
10/07/24		684.00	743.10
10/09/24		1,621.50	1,761.09
10/29/24		640.00	693.03
11/07/24		361.00	390.45
11/07/24		320.00	346.11
02/06/25		511.00	545.43
04/25/25		1,106.75	1,167.54
04/30/25	de minimis	1,495.01	1,575.95
04/25/26	TOTALS:	56,410.12	-11,024.59

ISSUE DATE:	04/25/23	REBATABLE ARBITRAGE:	-11,024.59
COMP DATE:	04/25/26	NET INCOME:	56,410.12
BOND YIELD:	5.419061%	TAX INV YIELD:	4.632804%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/23	Beg Bal	-204,133.15	-239,650.31
04/25/23		58,000.00	68,091.43
04/25/23		52,500.00	61,634.48
04/25/23		40,000.00	46,959.61
04/25/23		10,133.15	11,896.22
04/25/23		30,000.00	35,219.71
04/25/23		6,000.00	7,043.94
04/25/23		1,500.00	1,760.99
04/27/23		5,800.00	6,807.12
10/26/23		205.62	234.99
04/25/26	TOTALS:	5.62	-1.83

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/23	Beg Bal	-542,157.71	-636,487.82
05/02/23		393.46	461.44
06/02/23		2,125.41	2,481.54
07/05/23		2,085.00	2,422.45
08/02/23		2,183.57	2,526.82
09/05/23		2,268.82	2,612.64
10/03/23		2,200.40	2,523.33
10/26/23		-205.62	-234.99
11/01/23		542,157.71	619,144.95
11/02/23		2,281.93	2,605.58
12/04/23		0.84	0.95
12/14/23		-0.70	-0.79
01/03/24		0.87	0.98
02/02/24		0.87	0.98
03/04/24		0.81	0.91
04/02/24		0.86	0.96
04/30/24		206.32	229.44
04/30/24		0.83	0.92
04/25/26	TOTALS:	13,543.67	-1,709.72

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/23	Beg Bal	-1,338,050.00	-1,570,857.55
05/02/23		971.06	1,138.83
06/02/23		5,245.52	6,124.44
07/05/23		5,145.79	5,978.62
08/02/23		5,389.08	6,236.23
09/05/23		5,599.47	6,448.01
10/03/23		5,430.60	6,227.60
11/02/23		5,631.41	6,430.12
12/04/23		5,468.96	6,215.02
01/03/24		5,648.61	6,391.59
02/02/24		5,625.27	6,337.82
03/04/24		5,228.56	5,862.93
04/02/24		5,589.88	6,242.08
04/15/24		669,025.00	745,642.00
05/02/24		3,961.47	4,404.01
06/04/24		2,794.59	3,092.04
07/02/24		2,705.69	2,981.26
08/02/24		2,794.12	3,065.00
09/04/24		2,787.75	3,043.52
10/02/24		2,607.40	2,834.81
11/04/24		2,545.31	2,754.18
12/03/24		2,367.83	2,551.12
12/20/24		3.01	3.23
01/03/25		2,371.61	2,543.84
02/04/25		2,279.22	2,433.51
03/04/25		2,045.70	2,174.47
04/02/25		2,248.82	2,380.45
05/02/25		2,172.28	2,289.21
06/03/25		2,225.66	2,334.69
07/02/25		2,149.89	2,245.51
08/04/25		2,223.97	2,311.88
09/03/25		2,223.67	2,301.63
10/02/25		2,114.83	2,179.56
11/04/25		2,126.85	2,181.56
12/02/25		1,972.89	2,015.24
01/05/26		1,939.63	1,971.58
02/03/26		1,886.28	1,909.39
03/03/26		1,692.96	1,706.09
04/02/26		1,863.40	1,869.78
04/25/26	Bal	669,025.00	669,025.00
04/25/26	Acc	1,498.80	1,498.80
04/25/26	TOTALS:	118,577.84	-25,480.89

ISSUE DATE:	04/25/23	REBATABLE ARBITRAGE:	-25,480.89
COMP DATE:	04/25/26	NET INCOME:	118,577.84
BOND YIELD:	5.419061%	TAX INV YIELD:	4.523026%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.419061%)
04/25/24		-2,070.00	-2,303.63
04/25/25		-2,120.00	-2,236.44
04/25/26		-2,170.00	-2,170.00
04/25/26	TOTALS:	-6,360.00	-6,710.07

ISSUE DATE: 04/25/23 REBATABLE ARBITRAGE: -6,710.07
COMP DATE: 04/25/26
BOND YIELD: 5.419061%

SECTION VI

ADDENDUM TO POOL MAINTENANCE SERVICES AGREEMENT

(Temporary Fuel Surcharge)

THIS ADDENDUM ("Addendum") is made effective this 1st day of June 2026 ("Effective Date"), by and between:

BRADBURY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District"); and

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 ("Contractor" and, with the District, "Parties").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated as of September 11, 2025 ("Agreement"), incorporated herein by this reference; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum ("Surcharge"). The Surcharge will be in effect from the Effective Date through September 30, 2026.

B. The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. **Affirmation of the Agreement.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. **Authorization.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

5. **Execution in Counterparts.** This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

6. **Effective Date.** This Addendum shall have an effective date as of the date first written above.

In witness whereof, the Parties execute this Addendum the day and year first written above.

Bradbury Community Development District

Bobby Shanley

Chairperson, Board of Supervisors

Roger James McDonnell d/b/a Resort Pool Services,

DocuSigned by:

Simon McDonnell

C233DB72FD304B8...

By: Simon McDonnell

Its: Manager

Exhibit A: Fuel Surcharge Proposal

Exhibit A
Fuel Charge

RESORT
POOL SERVICES

Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of $50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under $3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION VII

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
ADDITIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the "**ASO**") is presented according to the requirements established within the executed *Agreement for Landscape and Irrigation Maintenance Services*, dated May 22, 2024, as amended (together with all amendments, the "**Agreement**"). This ASO is made and entered into effective this 18th day of May 2026, by and between:

> **BRADBURY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190*,* Florida Statutes, located in Polk County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and
>
> **PRICE AND SONS, INC.**, a Florida corporation, with a mailing address of 200 South F Street, Haines City, Florida 33844 (the "**Contractor**" and, together with the District, the "**Parties**").

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described below, in accordance with the unit prices pricing provided herein (the "**Additional Work**"). Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

Proposal Name	Cost	Notes
Freeze Replacements (**Exhibit A**)	$19,465.00	N/A
	Total	$19,465.00

2. EFFECTIVE DATE. This ASO shall be effective as of the date listed above.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to any other services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

In witness whereof, the Parties hereto have caused this ASO to be executed the day and year first above written.

Bradbury Community Development District

Signed by:
Bobbie Shockley
B4BFE8F149CE478...
Signature

By: Bobbie Shockley
Print Name

Its: Chairman, Board of Supervisors
Title

Signed by:
Jill Burns
0CDADF4CFD22489...
Signature

By: Jill Burns
Print Name

Its: District Manager
Title

Prince and Sons, Inc.

Signed by:
C7CB56360E5C44C...
Signature

By: Lucas Martin
Print Name

Its: Manager
Title

Exhibit A: Freeze Replacements

Exhibit A
Irrigation Repairs

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816
Polk County License # 214815

Date: 5.215.2026

SUBMITTED TO:	Job Name / Location:
GMS Services 345 W Central Orlando,Fl 32801 Joel Blanco Phone:786.238.9473 Email: jblanco@gmscfl.com	Bradbury Creek Haines City, FL 33884 All Trail Areas-Entries-Amenities

Replace dead plant material

	Qty	Unit	Unit Cost	TOTAL
Blue daze	275	1g	$10.00	$2,750.00
Duranta gold mound	267	3g	$20.00	$5,340.00
Foxtail Palms	14	45g	$812.50	$11,375.00
				$0.00
				$0.00
			total	$19,465.00

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
Date Submitted 5.15.2026

Accepted by:___________________________
Date Accepted: _______________________

SECTION VIII

SECTION C

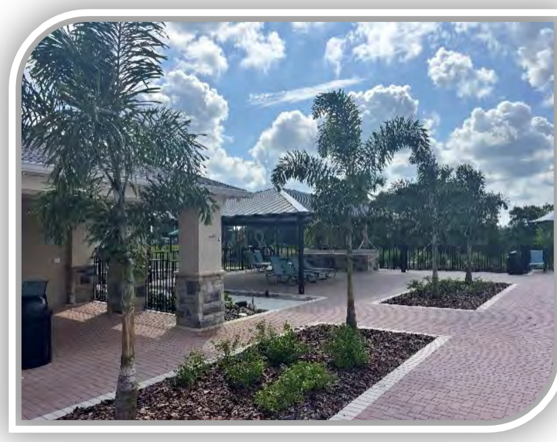
June 23, 2026

Bradbury CDD

Field Management Report

Completed Items

- Foxtail palms were installed inside the amenity with approved entrance plantings scheduled for installation.
- Covered eating area in the amenity has been completed with surrounding landscaping pending installation.
- Several MES were serviced prior to the summer rain (removal of trash and vegetation.)



Contracted Services

- GMS staff performed thorough reviews of contracted services with vendors performing at satisfactory levels.

Site Items

- Monitoring dry ponds throughout the summer rain season.
- Phase 2 walking path and dog park plantings have bounced back and look great.
- String trimming around the MES has improved upon request.
- Signage informing residents that the eating area is not designated for parties to be created.

In Progress

- Several street signs throughout the district has been scheduled to be straightened.

SECTION 1

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office
PRINCE & SONS INC.

SECTION D

SECTION 1

Bradbury
Community Development District

Summary of Check Register

April 12, 2026 to June 13, 2026

Fund		Date	Check No.'s	Amount	
General Fund					
	Truist	5/4/26	437-440	$	7,874.12
		5/7/26	441-446	$	15,920.67
		5/22/26	447-455	$	20,471.32
		6/5/26	456-461	$	11,152.43
		6/8/26	462	$	254,181.63
			Autodrafts	$	12,842.38
				$	322,442.55
Payroll		**April 2026**			
		Kristin K Cassidy	50031	$	184.70
		Lindsey E Roden	50032	$	150.00
		Bobbie J Shockley	50033	$	150.00
		Jessica M Spencer	50034	$	184.70
				$	669.40
			Total Amount	**$**	**323,111.95**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/04/26	00012	4/10/26	22485625	202603	310-51300-31100		*	820.00		
			GENERAL ENGINEERING MAR26							
						DEWBERRY ENGINEERS INC.			820.00	000437
5/04/26	00004	4/01/26	159	202604	320-53800-34000		*	1,287.50		
			FIELD MANAGEMENT APR26							
		4/01/26	160	202604	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES APR26							
		4/01/26	160	202604	310-51300-35200		*	108.17		
			WEBSITE ADMIN APR26							
		4/01/26	160	202604	310-51300-35100		*	162.25		
			INFO TECHNOLOGY							
		4/01/26	160	202604	310-51300-31300		*	450.67		
			DISSEMINATION AGENT APR26							
		4/01/26	160	202604	320-57200-48300		*	1,041.67		
			AMENITY ACCESS APR26							
		4/01/26	160	202604	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		4/01/26	160	202604	310-51300-42000		*	7.43		
			POSTAGE							
		4/01/26	160	202604	310-51300-42500		*	4.20		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,812.19	000438
5/04/26	00016	4/11/26	14736	202603	310-51300-31500		*	134.50		
			GENERAL COUNSEL MAR26							
						KILINSKI VAN WYK PLLC			134.50	000439
5/04/26	00038	4/14/26	23381	202604	320-53800-47300		*	107.43		
			REPLACE NOZZLES							
						PRINCE & SONS INC.			107.43	000440
5/07/26	00043	4/29/26	21663	202604	320-53800-47000		*	125.00		
			LAKE MAINTENANCE APR26							
						AQUATIC WEED MANAGEMENT INC.			125.00	000441
5/07/26	00061	4/28/26	17791	202604	330-57200-48200		*	1,310.00		
			JANITORIAL SERVICES APR26							
						CLEAN STAR SERVICES			1,310.00	000442
5/07/26	00056	4/15/26	1134	202604	330-57200-34500		*	120.00		
			REMOTE MONITORING/VERIFY							
		4/15/26	1134	202604	330-57200-34500		V	120.00-		
			REMOTE MONITORING/VERIFY							
						CURRENT DEMANDS ELECTRICAL			.00	000443

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/26	00048	5/07/26	060126	202605	300-15500-10000		*	4,517.77		
			PLAYGROUND LEASE JUN26							
		5/07/26	060126	202605	300-15500-10000		V	4,517.77-		
			PLAYGROUND LEASE JUN26							
						HEIDI BONNETT			.00	000444
5/07/26	00038	4/30/26	23662	202604	320-53800-47300		*	191.67		
			REPLACE NOZZLE & SOLENOID							
		5/01/26	23730	202605	320-53800-46200		*	12,294.00		
			LANDSCAPE MAINT. MAY26							
						PRINCE & SONS INC.			12,485.67	000445
5/07/26	00058	5/01/26	31582	202605	320-57200-48500		*	2,000.00		
			POOL MAINTENANCE MAY26							
						RESORT POOL SERVICES			2,000.00	000446
5/22/26	00042	5/20/26	7576-05-	202605	310-51300-31200		*	450.00		
			ARBITRAGE SERIES 2023							
						AMTEC			450.00	000447
5/22/26	00056	3/05/26	26840	202603	330-57200-34500		*	1,144.50		
			GATE CONDUIT RUN REPAIRS							
						CURRENT DEMANDS ELECTRICAL			1,144.50	000448
5/22/26	00012	5/15/26	22489530	202604	310-51300-31100		*	125.00		
			ENGINEER SERVICES APR26							
						DEWBERRY ENGINEERS INC.			125.00	000449
5/22/26	00065	5/21/26	53-60-30	202605	330-57200-54000		*	280.00		
			POOL PERMIT MAY26							
						FLORIDA DEPARTMENT OF HEALTH			280.00	000450
5/22/26	99999	5/22/26	VOID	202605	000-00000-00000		C	.00		
			VOID CHECK							
						******INVALID VENDOR NUMBER******			.00	000451
5/22/26	00004	3/31/26	161	202603	320-53800-49000		*	1,490.26		
			MAILBOX SOLAR LIGHT							
		3/31/26	162	202603	320-53800-49001		*	378.92		
			AMENTIY PARKING SIGN							
		3/31/26	163	202603	320-53800-48000		*	376.62		
			PRESSURE WASH WALK PATH							
		3/31/26	164	202603	320-53800-49000		*	749.78		
			INSTALL END 0F ROAD SIGNS							
		3/31/26	165	202603	320-53800-48000		*	220.00		
			STOP SIGN REPAIR							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/31/26	166	202603	320-53800-48000	DOG PARK MAINTENANCE	*	330.00		
		3/31/26	167	202603	320-53800-48001	TROUBLESHOOT AMENITY GATE	*	330.00		
		4/30/26	170	202604	320-53800-49000	NO OVERNIGHT PARKING SIGN	*	1,459.41		
		4/30/26	171	202604	320-53800-48001	AMENITY MAINTENANCE	*	330.00		
		4/30/26	172	202604	320-53800-48000	DOG PARK MAINTENANCE PH2	*	375.10		
		5/01/26	168	202605	320-53800-34000	FIELD MANAGEMENT MAY26	*	1,287.50		
		5/01/26	169	202605	310-51300-34000	MANGEMENT FEES MAY26	*	3,750.00		
		5/01/26	169	202605	310-51300-35200	WEBSITE ADMIN MAY26	*	108.17		
		5/01/26	169	202605	310-51300-35100	INFO TECHNOLOGY MAY26	*	162.25		
		5/01/26	169	202605	310-51300-31300	DISSEMINATION AGENT MAY26	*	450.67		
		5/01/26	169	202605	320-57200-48300	AMENITY ACCESS MAY26	*	1,041.67		
		5/01/26	169	202605	310-51300-51000	OFFICE SUPPLIES	*	4.90		
		5/01/26	169	202605	310-51300-42000	POSTAGE	*	143.22		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			12,988.47	000452
5/22/26	00048	5/21/26	060126	202605	300-15500-10000	PLAYGROUND LEASE JUN26	*	4,512.77		
						HEIDI BONNETT			4,512.77	000453
5/22/26	00016	5/15/26	14857	202604	310-51300-31500	GENERAL COUNSEL APR26	*	799.00		
						KILINSKI VAN WYK PLLC			799.00	000454
5/22/26	00038	5/14/26	24046	202605	320-53800-47300	REPLACE MPR NOZZLE	*	171.58		
						PRINCE & SONS INC.			171.58	000455
6/05/26	00043	5/28/26	21833	202605	320-53800-47000	LAKE MAINTENANCE MAY26	*	125.00		
						AQUATIC WEED MANAGEMENT INC.			125.00	000456
6/05/26	00061	5/27/26	18040	202605	330-57200-48200	JANITORIAL SERVICES MAY26	*	1,320.00		
						CLEAN STAR SERVICES			1,320.00	000457

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	00056	5/18/26	1145	202605	330-57200-34500		*	120.00		
			REMOTE MONITORING POOL							
						CURRENT DEMANDS ELECTRICAL			120.00	000458
6/05/26	00048	6/03/26	07012026	202606	300-15500-10000		*	4,512.77		
			PLAYGROUND LEASE JUL26							
						HEIDI BONNETT			4,512.77	000459
6/05/26	00059	5/16/26	70766056	202605	330-57200-48100		*	130.00		
			PEST CONTROL MAY26							
						MASSEY SERVICES INC.			130.00	000460
6/05/26	00066	3/23/26	101342	202603	330-57200-34500		*	1,702.26		
			GUARD SERVICES 3.16-3.22							
		4/06/26	101540	202604	330-57200-34500		*	463.20		
			GUARD SERVICES 3.30-4.05							
		4/13/26	101635	202604	330-57200-34500		*	463.20		
			GUARD SERVICES 4.06-4.12							
		4/20/26	101735	202604	330-57200-34500		*	463.20		
			GUARD SERVICES 4.13-4.19							
		4/27/26	101840	202604	330-57200-34500		*	463.20		
			GUARD SERVICES 4.20-4.26							
		5/11/26	102034	202605	330-57200-34500		*	463.20		
			GUARD SERVICES 5.04-5.10							
		5/18/26	102130	202605	330-57200-34500		*	463.20		
			GUARD SERIVCES 5.11-5.17							
		5/25/26	102234	202605	330-57200-34500		*	463.20		
			GUARD SERVICES 5.18-5.24							
						NATION SECURITY SERVICES			4,944.66	000461
6/08/26	00052	6/08/26	060826	202606	300-20700-10000		*	254,181.63		
			TRANSFER OF TAX RCPT S23							
						BRADBURY CDD C/O US BANK			254,181.63	000462

TOTAL FOR BANK A 309,600.17

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/24/26	00033	4/15/26	0351-03.	202603	320-53800-43000		*	23.37		
			596 AMBLESIE DR MAR26			DUKE ENERGY			23.37	080084
4/24/26	00033	4/15/26	2066-03.	202603	330-57200-43000		*	977.69		
			733 AMBLESIDE DR MAR26			DUKE ENERGY			977.69	080085
4/24/26	00033	4/15/26	5062-03.	202603	320-53800-43100		*	23.57		
			3498 RUTLAND LANE MAR26			DUKE ENERGY			23.57	080086
4/24/26	00033	4/15/26	9445-03.	202603	320-53800-43000		*	20.70		
			2056 KINGSMEN CT MAR26			DUKE ENERGY			20.70	080087
5/18/26	00033	4/20/26	4052-04.	202604	320-53800-43100		*	3,220.73		
			0000 E HINSON AVE APR26			DUKE ENERGY			3,220.73	080088
5/18/26	00033	5/14/26	0351-04.	202604	320-53800-43000		*	22.96		
			596 AMBLESIDE DR APR26			DUKE ENERGY			22.96	080089
5/18/26	00033	5/14/26	2066-04.	202604	330-57200-43000		*	874.11		
			733 AMBLESIDE DR APR26			DUKE ENERGY			874.11	080090
5/18/26	00033	5/14/26	5062-04.	202604	320-53800-43000		*	23.11		
			3498 RUTLAND LN APR26			DUKE ENERGY			23.11	080091
5/18/26	00033	5/14/26	9445-04.	202604	320-53800-43000		*	20.64		
			2056 KINGSMEN CT APR26			DUKE ENERGY			20.64	080092
5/18/26	00044	4/30/26	6818-04.	202604	330-57200-43200		*	128.09		
			733 AMBLESIDE DR APR26			CITY OF HAINES CITY			128.09	080093
5/18/26	00044	4/30/26	6819-04.	202604	330-57200-43200		*	506.90		
			733 AMBLESIDE AMEN APR26			CITY OF HAINES CITY			506.90	080094
5/18/26	00044	4/30/26	6820-04.	202604	330-57200-43200		*	134.55		
			733 AMBLESIDE DR APR26			CITY OF HAINES CITY			134.55	080095

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/26	00044	4/30/26	9416-04.	202604	320-53800-43200	894 AMBLESIDE DR APR26	CITY OF HAINES CITY	*	233.12	233.12	080096
5/18/26	00044	4/30/26	9417-04.	202604	320-53800-43200	597 AMBLESIDE DR APR26	CITY OF HAINES CITY	*	147.78	147.78	080097
5/18/26	00044	4/30/26	9418-04.	202604	320-53800-43200	1884 GRASMERE DR APR26	CITY OF HAINES CITY	*	368.27	368.27	080098
5/18/26	00044	4/30/26	9419-04.	202604	320-53800-43200	1849 GRASMERE DR APR26	CITY OF HAINES CITY	*	165.29	165.29	080099
5/18/26	00044	4/30/26	9420-04.	202604	320-53800-43200	2671 SEDGEFIELD CT APR26	CITY OF HAINES CITY	*	53.58	53.58	080100
5/18/26	00044	4/30/26	9421-04.	202604	320-53800-43200	2175 OLDHAM CT APR26	CITY OF HAINES CITY	*	250.62	250.62	080101
5/18/26	00044	4/30/26	9422-04.	202604	320-53800-43200	3130 UPTON AVE APR26	CITY OF HAINES CITY	*	198.11	198.11	080102
5/18/26	00044	4/30/26	9423-04.	202604	320-53800-43200	3498 RUTLAND LN APR26	CITY OF HAINES CITY	*	276.88	276.88	080103
5/29/26	00033	5/18/26	4052-05.	202605	320-53800-43100	0000 E HINSON AVE MAY26	DUKE ENERGY	*	3,220.73	3,220.73	080104
6/03/26	00044	5/29/26	6818-05.	202605	330-57200-43200	733 AMBLESIDE DR MAY26	CITY OF HAINES CITY	*	117.15	117.15	080105
6/03/26	00044	5/29/26	6819-05.	202605	330-57200-43200	733 AMBLESIDE DR MAY26	CITY OF HAINES CITY	*	446.19	446.19	080106
6/03/26	00044	5/29/26	6820-05.	202605	330-57200-43200	733 AMBLESIDE DR MAY26	CITY OF HAINES CITY	*	101.06	101.06	080107

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/03/26	00044	5/29/26	9416-05.	202605	320-53800-43200		*	200.30		
			894 AMBLESIDE DR MAY26							
						CITY OF HAINES CITY			200.30	080108
6/03/26	00044	5/29/26	9417-05.	202605	320-53800-43200		*	141.22		
			597 AMBLESIDE DR MAY26							
						CITY OF HAINES CITY			141.22	080109
6/03/26	00044	5/29/26	9418-05.	202605	320-53800-43200		*	182.79		
			1884 GRASMERE DR MAY26							
						CITY OF HAINES CITY			182.79	080110
6/03/26	00044	5/29/26	9419-05.	202605	320-53800-43200		*	152.16		
			1849 GRASEMERE DR MAY26							
						CITY OF HAINES CITY			152.16	080111
6/03/26	00044	5/29/26	9420-05.	202605	320-53800-43200		*	51.39		
			2671 SEDGEFIELD CT MAY26							
						CITY OF HAINES CITY			51.39	080112
6/03/26	00044	5/29/26	9421-05.	202605	320-53800-43200		*	211.24		
			2175 OLDHAM CT MAY26							
						CITY OF HAINES CITY			211.24	080113
6/03/26	00044	5/29/26	9422-05.	202605	320-53800-43200		*	171.85		
			3130 UPTON AVE MAY26							
						CITY OF HAINES CITY			171.85	080114
6/03/26	00044	5/29/26	9423-05.	202605	320-53800-43200		*	176.23		
			3498 RUTLAND LN MAY26							
						CITY OF HAINES CITY			176.23	080115

TOTAL FOR BANK Z 12,842.38

TOTAL FOR REGISTER 322,442.55

SECTION 2

Bradbury

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Bradbury

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash				
Operating Account	$ 376,281	$ -	$ -	$ 376,281
State Board of Administration	$ 722,009	$ -	$ -	$ 722,009
Series 2023				
Reserve	$ -	$ 669,025	$ -	$ 669,025
Revenue	$ -	$ 477,828	$ -	$ 477,828
Construction	$ -	$ -	$ 1	$ 1
Due from General Fund	$ -	$ 254,182	$ -	$ 254,182
Prepaid Expenses	$ 4,794	$ -	$ -	$ 4,794
Total Assets	**$ 1,103,084**	**$ 1,401,034**	**$ 1**	**$ 2,504,120**
Liabilities:				
Accounts Payable	$ 15,452	$ -	$ -	$ 15,452
Due to Debt Service	$ 254,182	$ -	$ -	$ 254,182
Total Liabilites	**$ 269,634**	**$ -**	**$ -**	**$ 269,634**
Fund Balance:				
Assigned:				
Debt Service - Series 2023	$ -	$ 1,401,034	$ -	$ 1,401,034
Capital Projects Fund	$ -	$ -	$ 1	$ 1
Nonspendable:				
Prepaids	$ 4,794	$ -	$ -	$ 4,794
Unassigned	$ 828,656	$ -	$ -	$ 828,656
Total Fund Balances	**$ 833,450**	**$ 1,401,034**	**$ 1**	**$ 2,234,486**
Total Liabilities & Fund Balance	$ 1,103,084	$ 1,401,034	$ 1	$ 2,504,120

Bradbury

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assesssments - Tax Roll	$ 713,185	$ 713,185	$ 710,252	$ (2,933)
Interest Income	$ -	$ -	$ 16,865	$ 16,865
Total Revenues	**$ 713,185**	**$ 713,185**	**$ 727,116**	**$ 13,931**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 8,000	$ 2,400	$ 5,600
Employer FICA Expense	$ 918	$ 612	$ 184	$ 428
Engineering	$ 15,000	$ 10,000	$ 2,645	$ 7,355
Attorney	$ 25,000	$ 16,667	$ 4,469	$ 12,197
Annual Audit	$ 6,100	$ 6,100	$ 6,000	$ 100
Assessment Administration	$ 5,150	$ 5,150	$ 5,150	$ -
Arbitrage	$ 450	$ 450	$ 450	$ -
Dissemination	$ 5,408	$ 3,605	$ 3,605	$ (0)
Trustee Fees	$ 4,434	$ 4,434	$ 6,102	$ (1,667)
Management Fees	$ 45,000	$ 30,000	$ 30,000	$ -
Information Technology	$ 1,947	$ 1,298	$ 1,298	$ (0)
Website Maintenance	$ 1,298	$ 865	$ 865	$ (0)
Postage & Delivery	$ 600	$ 600	$ 939	$ (339)
Insurance	$ 6,219	$ 6,219	$ 5,732	$ 487
Copies	$ 500	$ 333	$ 359	$ (26)
Legal Advertising	$ 2,500	$ 1,667	$ 2,088	$ (422)
Other Current Charges	$ 1,000	$ 667	$ 292	$ 375
Office Supplies	$ 500	$ 333	$ 203	$ 131
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 134,199**	**$ 97,175**	**$ 72,956**	**$ 24,219**

Bradbury

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Field Expenditures				
Property Insurance	$ 13,200	$ 13,200	$ 7,076	$ 6,124
Field Management	$ 15,450	$ 10,300	$ 10,300	$ -
Landscape Maintenance	$ 157,788	$ 105,192	$ 98,352	$ 6,840
Landscape Replacement	$ 20,000	$ 13,333	$ 1,740	$ 11,593
Lake Maintenance	$ 7,500	$ 5,000	$ 1,000	$ 4,000
Streetlights	$ 67,515	$ 45,010	$ 26,408	$ 18,602
Electric	$ 5,000	$ 3,333	$ 540	$ 2,793
Water & Sewer	$ 80,000	$ 53,333	$ 18,735	$ 34,599
Sidewalk & Asphalt Maintenance	$ 2,500	$ 1,667	$ -	$ 1,667
Irrigation Repairs	$ 6,000	$ 4,000	$ 3,243	$ 757
General Repairs & Maintenance	$ 15,000	$ 10,000	$ 5,848	$ 4,152
Field Contingency	$ 12,500	$ 12,500	$ 14,628	$ (2,128)
Total Field Expenditures:	**$ 402,453**	**$ 276,869**	**$ 187,870**	**$ 88,999**
Amenity Expenditures				
Amenity - Electric	$ 14,400	$ 9,600	$ 8,514	$ 1,086
Amenity - Water	$ 4,500	$ 4,500	$ 24,981	$ (20,481)
Playground Lease	$ 54,153	$ 36,102	$ 36,102	$ 0
Internet	$ 1,020	$ 680	$ -	$ 680
Pest Control	$ 1,560	$ 1,040	$ 1,040	$ -
Janitorial Service	$ 14,400	$ 9,600	$ 8,355	$ 1,245
Amenity Management	$ 12,500	$ 8,333	$ 8,333	$ (0)
Security Services	$ 20,000	$ 13,333	$ 9,691	$ 3,642
Pool Maintenance	$ 24,000	$ 16,000	$ 16,000	$ -
Amenity Repairs & Maintenance	$ 10,000	$ 6,667	$ 3,831	$ 2,836
Holiday Décor	$ 10,000	$ 10,000	$ 9,614	$ 386
Contingency	$ 10,000	$ 6,667	$ 2,419	$ 4,247
Permit Fees	$ -	$ -	$ 280	$ (280)
Total Amenity Expenditures:	**$ 176,533**	**$ 122,522**	**$ 129,161**	**$ (6,639)**
Total Expenditures	**$ 713,185**	**$ 496,566**	**$ 389,988**	**$ 106,579**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 337,129	
Fund Balance - Beginning	$ -		$ 496,321	
Fund Balance - Ending	$ -		$ 833,450	

Bradbury

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments	$ 1,338,050	$ 1,338,050	$ 1,332,547	$ (5,504)
Interest	$ 28,359	$ 28,359	$ 32,395	$ 4,036
Total Revenues	**$ 1,366,409**	**$ 1,366,409**	**$ 1,364,942**	**$ (1,467)**
Expenditures:				
Interest Expense - 11/1	$ 511,544	$ 511,544	$ 511,544	$ -
Principal Expense - 5/1	$ 320,000	$ 320,000	$ 320,000	$ -
Interest Expense - 5/1	$ 511,544	$ 511,544	$ 511,544	$ -
Total Expenditures	**$ 1,343,088**	**$ 1,343,088**	**$ 1,343,088**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 23,322		$ 21,854	
Fund Balance - Beginning	$ 695,579		$ 1,379,180	
Fund Balance - Ending	$ 718,901		$ 1,401,034	

Bradbury

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 432,328	$ 432,328
Interest	$ -	$ -	$ 69	$ 69
Total Revenues	**$ -**	**$ -**	**$ 432,397**	**$ 432,397**
Expenditures:				
Capital Outlay	$ -	$ -	$ 436,761	$ (436,761)
Total Expenditures	**$ -**	**$ -**	**$ 436,761**	**$ (436,761)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (4,364)	
Fund Balance - Beginning	$ -		$ 4,365	
Fund Balance - Ending	$ -		$ 1	

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	$ 133,571	$ 1,909	$ -	$ -	$ -	$ -	$ 710,252
Interest Income	$ 1,505	$ 1,249	$ 1,157	$ 2,517	$ 2,225	$ 2,521	$ 2,659	$ 3,031	$ -	$ -	$ -	$ -	$ 16,865
Total Revenues	**$ 1,505**	**$ 6,924**	**$ 544,741**	**$ 13,435**	**$ 6,738**	**$ 12,603**	**$ 136,230**	**$ 4,940**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 727,116**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 800	$ -	$ -	$ -	$ 800	$ -	$ -	$ -	$ -	$ -	$ 2,400
Employer FICA Expense	$ 61	$ -	$ 61	$ -	$ -	$ -	$ 61	$ -	$ -	$ -	$ -	$ -	$ 184
Engineering	$ 425	$ 168	$ 293	$ 648	$ -	$ 820	$ 125	$ 168	$ -	$ -	$ -	$ -	$ 2,645
Attorney	$ 1,627	$ 137	$ 936	$ 671	$ 165	$ 135	$ 799	$ -	$ -	$ -	$ -	$ -	$ 4,469
Annual Audit	$ -	$ -	$ -	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
Assessment Administration	$ 5,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,150
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ -	$ -	$ -	$ -	$ 3,605
Trustee Fees	$ 2,352	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750	$ -	$ -	$ -	$ -	$ 6,102
Management Fees	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ -	$ -	$ -	$ -	$ 30,000
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ 1,298
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ 865
Postage & Delivery	$ 57	$ 66	$ 83	$ 150	$ 31	$ 106	$ 304	$ 143	$ -	$ -	$ -	$ -	$ 939
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ 359	$ -	$ -	$ -	$ -	$ -	$ 359
Legal Advertising	$ -	$ 1,739	$ -	$ 350	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,088
Other Current Charges	$ 22	$ -	$ 41	$ 50	$ 43	$ 43	$ 43	$ 50	$ -	$ -	$ -	$ -	$ 292
Office Supplies	$ 1	$ 5	$ 2	$ 3	$ 1	$ 1	$ 183	$ 5	$ -	$ -	$ -	$ -	$ 203
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 20,874**	**$ 6,585**	**$ 6,686**	**$ 6,342**	**$ 10,711**	**$ 5,576**	**$ 7,145**	**$ 9,037**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 72,956**
Field Expenditures													
Property Insurance	$ 6,775	$ -	$ -	$ 301	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,076
Field Management	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ -	$ -	$ -	$ -	$ 10,300
Landscape Maintenance	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ -	$ -	$ -	$ -	$ 98,352
Landscape Replacement	$ -	$ -	$ 1,740	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,740
Lake Maintenance	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ -	$ -	$ -	$ -	$ 1,000
Streetlights	$ 3,408	$ 3,408	$ 3,408	$ 3,278	$ 3,221	$ 3,244	$ 3,221	$ 3,221	$ -	$ -	$ -	$ -	$ 26,408
Electric	$ 77	$ 79	$ 71	$ 67	$ 67	$ 44	$ 67	$ 67	$ -	$ -	$ -	$ -	$ 540
Water & Sewer	$ 2,549	$ 1,961	$ 2,799	$ 3,971	$ 2,904	$ 1,571	$ 1,694	$ 1,287	$ -	$ -	$ -	$ -	$ 18,735
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 111	$ 136	$ 1,199	$ 108	$ -	$ 1,219	$ 299	$ 172	$ -	$ -	$ -	$ -	$ 3,243
General Repairs & Maintenance	$ 1,683	$ 2,644	$ -	$ 220	$ -	$ 927	$ 375	$ -	$ -	$ -	$ -	$ -	$ 5,848
Field Contingency	$ 4,542	$ 2,286	$ -	$ -	$ 2,050	$ 4,290	$ 1,459	$ -	$ -	$ -	$ -	$ -	$ 14,628
Total Field Expenditures:	**$ 32,851**	**$ 24,221**	**$ 22,923**	**$ 21,652**	**$ 21,948**	**$ 25,001**	**$ 20,821**	**$ 18,453**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 187,870**

Bradbury

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenity - Electric	$ 831	$ 776	$ 2,443	$ 880	$ 875	$ 978	$ 874	$ 858	$ -	$ -	$ -	$ -	$ 8,514
Amenity - Water	$ 5,047	$ 6,866	$ 3,440	$ 4,695	$ 2,165	$ 1,335	$ 770	$ 664	$ -	$ -	$ -	$ -	$ 24,981
Playground Lease	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ -	$ -	$ -	$ -	$ 36,102
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ 130	$ 130	$ 130	$ 260	$ 130	$ 130	$ -	$ 130	$ -	$ -	$ -	$ -	$ 1,040
Janitorial Service	$ 300	$ 550	$ 1,350	$ 1,100	$ 1,100	$ 1,325	$ 1,310	$ 1,320	$ -	$ -	$ -	$ -	$ 8,355
Amenity Management	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ -	$ -	$ -	$ -	$ 8,333
Security Services	$ -	$ -	$ 1,505	$ -	$ 120	$ 2,967	$ 1,853	$ 3,247	$ -	$ -	$ -	$ -	$ 9,691
Pool Maintenance	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ -	$ -	$ -	$ -	$ 16,000
Amenity Repairs & Maintenance	$ 215	$ 1,855	$ 470	$ 631	$ -	$ 330	$ 330	$ -	$ -	$ -	$ -	$ -	$ 3,831
Holiday Décor	$ 4,807	$ -	$ -	$ 4,807	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,614
Contingency	$ 705	$ 337	$ 718	$ -	$ 280	$ 379	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,419
Permit Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ -	$ -	$ -	$ -	$ 280
Total Amenity Expenditures:	**$ 19,589**	**$ 18,069**	**$ 17,611**	**$ 19,926**	**$ 12,224**	**$ 14,998**	**$ 12,691**	**$ 13,774**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 129,161**
Total Expenditures	**$ 73,314**	**$ 30,806**	**$ 29,609**	**$ 27,994**	**$ 32,660**	**$ 30,577**	**$ 27,966**	**$ 27,490**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 389,988**
Excess (Deficiency) of Revenues over Expenditures	$ (71,809)	$ (23,882)	$ 515,132	$ (14,558)	$ (25,922)	$ (17,974)	$ 108,263	$ (22,550)	$ -	$ -	$ -	$ -	$ 337,129

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)
Less: Principal Payment - 5/01/2026		($320,000)
Current Bonds Outstanding		**$18,970,000**

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
	35%	65%	100%

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	General Fund	Debt Service	Total
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	$ 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	$ 10,234.57
11/30/25	1% Admin Fee	$ (22,056.28)	$ -	$ -	$ -	$ (22,056.28)	$ (7,668.65)	$ (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	$ 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	$ 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	$ 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	$ 28,438.15
1/29/26	10/01/25-12/31/25	$ -	$ -	$ -	$ 2,963.41	$ 2,963.41	$ 1,030.34	$ 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	$ 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	$ 28,997.91
4/17/26	03/01-03/31/26	$ 391,655.35	$ -	$ (7,833.11)	$ -	$ 383,822.24	$ 133,449.51	$ 250,372.73	$ 383,822.24
4/30/26	02/01-03/31/26	$ -	$ -	$ -	$ 218.85	$ 335.52	$ 116.66	$ 218.86	$ 335.52
4/30/26	01/01/26-01/31/26	$ -	$ -	$ -	$ 13.15	$ 13.15	$ 4.57	$ 8.58	$ 13.15
5/13/26	04/01-04/30/26	$ 5,602.44	$ -	$ (112.05)	$ -	$ 5,490.39	$ 1,908.93	$ 3,581.46	$ 5,490.39
	Total	$ 2,150,800.10	$ (69,241.56)	$ (42,072.30)	$ 3,195.41	$ 2,042,798.32	$ 710,251.82	$ 1,332,546.50	$ 2,042,798.32

99.59%	Net Percentage Collected
$ 8,435.76	Balance Remaining To Collect