Bradbury
Community Development District

Meeting Agenda

July 23, 2026

AGENDA

Bradbury
Community Development District

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

July 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, July 23, 2026** at **11:00 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 June 25, 2026 Board of Supervisors Meeting
4. Public Hearing
    A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
        i. Consideration of Resolution 2026-08 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
        ii. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Resolution 2026-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Wednesday, November 4, 2026) (Seat #1, Seat #2 & Seat #4)
7. Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals & Objectives
    B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
8. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Proposal to Add an Additional Day of Service to Pool Maintenance Services Contract
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
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**, **June 25, 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 *by Zoom*	Vice Chairperson
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Joey Duncan *by Zoom*	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS
Christine Wells	District Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 11:30 a.m. and called roll. Three Supervisors were in attendance in-person constituting a quorum, and one Supervisor attended via Zoom

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 23, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 23, 2026 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 April 23, 2026 Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion Regarding Policy for Pavilion Area at Amenity Center**

Ms. Burns opened the discussion regarding a policy for the pavilion area at the amenity facility and stated that Board feedback was needed because the pavilion had been added after the existing amenity rules were adopted. She explained that the area includes a counter setup and covered pavilion, and residents had already used the space while bringing in more guests than permitted under the current guest policy. She noted that the pavilion is not fenced, locked, staffed, or separately controlled by card access, so the District does not currently have a practical way to restrict the area, reserve it, or enforce exclusive use. She outlined possible options, including allowing food in the area, installing fencing and access controls if rentals were desired, or leaving the space open on a first-come, first-served basis while continuing to prohibit events that exceed guest limits.

Ms. Burns continued by explaining that the pavilion gives the impression that it may be used for events, but because it is tied to the pool deck, guest-limit concerns apply. She stated that although the District could theoretically allow the pavilion to be rented, the lack of staffing and access control would make enforcement difficult. She explained that if residents paid to reserve the area and bring additional guests, there would be no reliable way to remove others or control access as there would be with a rental room that uses card access or a code. She stated that the District could leave the area as it is and continue to say events are not permitted, while allowing residents to use it on a first-come, first-served basis if they remain within the household guest limit.

A Board member suggested that the District could post a maximum number of people for the pavilion area and issue violations or fines if residents exceeded the limit. Ms. Burns responded that violations could be handled as amenity violations through warning letters but reiterated that the new pavilion area may have created confusion because residents may think birthday parties or similar events are allowed even though the rules do not permit them. She expressed concern that residents may question why the pavilion exists if it cannot be used for events. She noted that residents had asked whether they could bring food or plug-in cooking equipment, such as an electric grill, and stated that residents had already been told open flames and barbecues were not allowed.

A Board member asked how parties would be handled and stated that the pavilion appears to look like a space where a party could be held. Ms. Burns responded that the issue is not merely whether the space looks suitable for a gathering, but that it is not reservable, and multiple residents could show up on the same day expecting to use it. She explained that if the District charged a rental fee, there would need to be someone present to verify the reservation and enforce use of the space. She stated that, if the Board wanted to use the pavilion as a rental area, the recommendation would be to install fencing and key-card access; otherwise, the area should remain open on a first-come, first-served basis with guest limits still applying because it remains part of the pool area.

The Board asked whether written restrictions or signs might deter improper use, even if enforcement would be difficult. Ms. Burns suggested adding a pavilion section to the policy stating that the pavilion is available to residents on a first-come, first-served basis, that guest limits always apply, and that the area is not reservable for parties but is available for resident use.

Mr. Van Wyk asked whether the change should be considered a policy or a rule and noted that, if the pavilion is a large, shared amenity, the District should ensure all residents can use it rather than allowing one group to exclude others.

Ms. Burns responded that the current rules do not include the pavilion because the area did not exist when the rules were adopted. She also described a prior incident in which residents used the pavilion for what appeared to be a baby shower or gender reveal, brought decorations, cleaned up afterward, but appeared to have more guests than allowed. She explained that no violation was sent because the policy was not clear and stated that clearer guidance was needed.

The Board and staff discussed how staffing would work if residents wanted to rent the pavilion and the potential that residents could pay a fee to have the area staffed if they wanted to rent it. Ms. Burns responded that staffing or security could potentially be required if the area were rented, particularly if security was already present at certain times. The Board suggested a lifeguard or similar authority figure might be needed if parties were allowed, especially because children would likely be present.

Ms. Burns confirmed that the limit applies per household and stated that each household is allowed up to four guests. She explained that bringing a few relatives would be permitted, but bringing 15 to 20 additional people for a child’s birthday party would not be allowed. She stated that the guest limit exists because of pool capacity concerns, and allowing several households to host parties at the same time could result in an excessive number of people at the pool.

Mr. Van Wyk stated that the District should add pavilion language to the existing policies and indicated that this was the appropriate approach. Ms. Burns agreed and stated that the policy should clarify that food is allowed in the pavilion area, the area is available for resident use, guest limits and all other amenity rules apply, speakers are not allowed, and the space is not reservable. She stated that these restrictions would address the main concerns about party-style setups.

Mr. Van Wyk confirmed that no hearing would be required if the change was only a policy matter. He clarified that the area would be referred to as a pavilion or picnic area. Ms. Burns agreed and noted that similar policies may also be needed for other communities with comparable pavilion or picnic areas, including Hamilton Bluff, Wynnstone, Eden Hills, and Cascades. She explained that freestanding pavilions not connected to a pool deck may be treated differently because they do not raise the same pool-capacity concerns. She stated that those areas are generally open for resident use on a first-come, first-served basis, are not reservable, and residents may use them for gatherings as long as they do not restrict others from using the shared space. She concluded that written policies would be brought forward for similar locations, specifically noting Cascades and Wynnstone.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Direction for Staff to Add Policies as Outlined, was approved.

FIFTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Report for Series 2023 Project Bonds**

Ms. Burns stated that the next agenda item was the presentation of the arbitrage rebate report for the Series 2023 project bonds. She explained that page 4 of the report showed a negative arbitrage amount and advised that the District is required under the Internal Revenue Code to demonstrate that it does not earn more interest than it pays on the bonds. She stated that if the District did earn more interest than it paid, tax liabilities could result. She noted that the report confirmed the District did not have those tax liabilities and indicated that the item was being presented for acceptance by motion.

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

SIXTH ORDER OF BUSINESS **Ratification of Amended Pool Maintenance Services Agreement**

Ms. Burns presented the ratification of the amended pool maintenance services agreement. She explained that the amendment was for a $50 per month fuel surcharge that would remain in effect through the end of the current fiscal year.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Amended Pool Maintenance Services Agreement, was ratified.

SEVENTH ORDER OF BUSINESS **Ratification of Plant Replacement Agreement Additional Services Order (ASO)**

Ms. Burns stated that the Board was considering ratification of a plant replacement agreement and additional services order. She explained that the agreement related to plants damaged during the freeze. She reminded the Board that, at the prior meeting, the original replacement quote exceeded the budget, so the Board directed the field team to revise the scope by narrowing the work to high-visibility areas and removing some plants so the project would stay within budget. She stated that the revised work was completed, the Chair authorized the amount outside of the meeting so the planting could move forward, and the Board was now being asked to ratify the service order.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Plant Replacement Agreement Additional Services Order (ASO), was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

i. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing

Mr. Blanco reported that the foxtail palms previously approved outside of the meeting had been installed inside the amenity area, and that the approved entrance plantings were scheduled to be installed before July 4. He stated that the shaded pavilion area had been completed, with surrounding landscaping still pending, and several minor areas had been serviced before the summer rains through the removal of trash and vegetation. He noted that the dry ponds were being monitored, the Phase 2 walking plantings had recovered and looked good, and trimming around certain minor areas was being explored. He asked whether the Board wanted signage for the pavilion and suggested simple signs stating that food should remain in the pavilion area, parties are not allowed, and the pavilion is available on a first-come, first-served basis.

Ms. Burns agreed that signage should probably be installed and clarified that the signs should state that the pavilion is not reservable and is available on a first-come, first-served basis. She directed Mr. Blanco to prepare a mock-up of the proposed signage and send it over for review so the matter could move forward.

Mr. Van Wyk stated that a sign should be placed at the pavilion, supporting the recommendation to add signage to clarify the rules for residents. Mr. Blanco added that the Board also needed to consider a fuel surcharge for Prince and Sons. He explained that the surcharge was standard and consistent with those used in other districts, and that it would remain in effect through the end of the fiscal year.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing, was approved.

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. Shockley, 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 through the month of May. There is no action necessary.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

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

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

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Bradbury Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

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

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

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

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bradbury Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND (SERIES 2023)	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

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

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

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

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

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2026.

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

Exhibit A: Adopted Budget for Fiscal Year 2027

Bradbury

Community Development District

Proposed Budget

FY 2027

Table of Contents

Bradbury

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assesssments - Tax Roll	$ 713,185	$ 721,858	$ -	$ 721,858	$ 713,185
Interest Income	$ -	$ 19,467	$ 8,293	$ 27,761	$ 13,880
Total Revenues	**$ 713,185**	**$ 741,326**	**$ 8,293**	**$ 749,619**	**$ 727,065**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 3,200	$ 3,000	$ 6,200	$ 6,000
Employer FICA	$ 918	$ 245	$ 230	$ 474	$ 459
Engineering	$ 15,000	$ 2,645	$ 3,750	$ 6,395	$ 15,000
Attorney	$ 25,000	$ 4,652	$ 6,250	$ 10,902	$ 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	$ 4,056	$ 1,352	$ 5,408	$ 5,678
Trustee Fees	$ 4,434	$ 4,031	$ -	$ 4,031	$ 4,434
Management Fees	$ 45,000	$ 33,750	$ 11,250	$ 45,000	$ 47,250
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 324	$ 1,298	$ 1,363
Postage & Delivery	$ 600	$ 962	$ 321	$ 1,283	$ 1,500
Insurance	$ 6,219	$ 5,732	$ -	$ 5,732	$ 6,305
Copies	$ 500	$ 359	$ 125	$ 484	$ 500
Legal Advertising	$ 2,500	$ 2,088	$ 625	$ 2,713	$ 3,000
Other Current Charges	$ 1,000	$ 334	$ 150	$ 484	$ 1,000
Office Supplies	$ 500	$ 203	$ 68	$ 271	$ 500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 134,199**	**$ 76,467**	**$ 27,931**	**$ 104,399**	**$ 132,167**
Field Expenditures					
Property Insurance	$ 13,200	$ 7,518	$ -	$ 7,518	$ 7,835
Field Management	$ 15,450	$ 11,588	$ 3,863	$ 15,450	$ 16,223
Landscape Maintenance	$ 157,788	$ 111,384	$ 37,988	$ 149,372	$ 157,788
Landscape Replacement	$ 20,000	$ 21,205	$ 5,000	$ 26,205	$ 30,000
Lake Maintenance	$ 7,500	$ 1,125	$ 375	$ 1,500	$ 1,560
Streetlights	$ 67,515	$ 29,618	$ 10,500	$ 40,118	$ 45,000
Electric	$ 5,000	$ 540	$ 271	$ 811	$ 1,500
Water & Sewer	$ 80,000	$ 20,029	$ 9,000	$ 29,029	$ 35,000
Sidewalk & Asphalt Maintenance	$ 2,500	$ -	$ -	$ -	$ 2,500
Irrigation Repairs	$ 6,000	$ 5,179	$ 2,321	$ 7,500	$ 7,500
General Repairs & Maintenance	$ 15,000	$ 5,848	$ 3,750	$ 9,598	$ 15,000
Reserve Study	$ -	$ -	$ -	$ -	$ 6,500
Field Contingency	$ 12,500	$ 14,628	$ 3,125	$ 17,753	$ 15,000
Total Field Expenditures	**$ 402,453**	**$ 228,661**	**$ 76,193**	**$ 304,853**	**$ 341,406**

Bradbury

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	$ 14,400	$ 8,514	$ 3,600	$ 12,114	$ 14,400
Amenity - Water	$ 4,500	$ 26,235	$ 3,762	$ 29,997	$ 35,000
Playground Lease	$ 54,153	$ 40,615	$ 13,538	$ 54,153	$ 54,153
Internet	$ 1,020	$ -	$ -	$ -	$ 1,000
Pest Control	$ 1,560	$ 1,170	$ 390	$ 1,560	$ 1,560
Janitorial Service	$ 14,400	$ 9,675	$ 3,960	$ 13,635	$ 14,400
Amenity Management	$ 12,500	$ 9,375	$ 3,126	$ 12,501	$ 13,125
Security Services	$ 20,000	$ 11,769	$ 7,177	$ 18,946	$ 33,000
Pool Maintenance	$ 24,000	$ 18,050	$ 6,150	$ 24,200	$ 24,720
Pool Permit Fees	$ -	$ 280	$ -	$ 280	$ 280
Amenity Repairs & Maintenance	$ 10,000	$ 5,039	$ 2,500	$ 7,539	$ 10,000
Holiday Décor	$ 10,000	$ 9,614	$ -	$ 9,614	$ 9,614
Contingency	$ 10,000	$ 2,419	$ 2,500	$ 4,919	$ 10,000
Total Amenity Expenditures	**$ 176,533**	**$ 142,755**	**$ 46,703**	**$ 189,458**	**$ 221,252**
Total Operations & Maintenance	**$ 578,986**	**$ 371,416**	**$ 122,895**	**$ 494,311**	**$ 562,658**
Other Expenditures					
Capital Reserves	$ -	$ -	$ -	$ -	$ 32,241
Total Other Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,241**
Total Expenditures	**$ 713,185**	**$ 447,883**	**$ 150,827**	**$ 598,710**	**$ 727,065**
Excess Revenues/(Expenditures)	$ -	$ 293,442	$ (142,533)	$ 150,909	**$ -**

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

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 Type	FY2026 Per Unit	FY2027 Per Unit	Increase/(Decrease)
Single Family	$945.58	$945.58	$0.00

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

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.

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.

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.

Water & Sewer

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

Sidewalk & Asphalt Maintenance

Represents repairs and maintenance needed for asphalt and district sidewalks.

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 Service

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.

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.

Pool Permit Fee

Represents the annual fee renewal to the Florida Department of Health for the District's pool permit.

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.

Other Expenditures

Capital Reserves

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

Bradbury

Community Development District

Proposed Budget

Debt Service Fund - Series 2023

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments	$ 1,338,050	$ 1,354,322	$ -	$ 1,354,322	$ 1,338,050
Interest	$ 28,359	$ 35,548	$ 7,900	$ 43,448	$ 21,724
Carry Forward Surplus	$ 695,579	$ 710,155	$ -	$ 710,155	$ 764,837
Total Revenues	**$ 2,061,988**	**$ 2,100,025**	**$ 7,900**	**$ 2,107,925**	**$ 2,124,611**
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**	**$ 1,343,088**	**$ -**	**$ 1,343,088**	**$ 1,344,088**
Excess Revenues/(Expenditures)	$ 718,901	$ 756,938	$ 7,900	$ 764,837	$ 780,524
				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		Prinicpal		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	$	11,735,000.00	$	-	$	320,881.25	$	1,334,481.25
05/01/42	$	11,735,000.00	$	715,000.00	$	320,881.25		
11/01/42	$	11,020,000.00	$	-	$	302,112.50	$	1,337,993.75
05/01/43	$	11,020,000.00	$	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
			$	**18,970,000.00**	**$**	**17,601,250.00**	**$**	**37,402,793.75**

Bradbury

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Interest	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures					
Capital Outlay	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ 32,241
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,241**
Excess Revenues/(Expenditures)	$ -	$ -	$ -	$ -	$ 32,241

SECTION 2

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 23rd DAY OF JULY 2026.

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

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

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 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assesssments - Tax Roll	$ 713,185	$ 721,858	$ -	$ 721,858	$ 713,185
Interest Income	$ -	$ 19,467	$ 8,293	$ 27,761	$ 13,880
Total Revenues	**$ 713,185**	**$ 741,326**	**$ 8,293**	**$ 749,619**	**$ 727,065**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 3,200	$ 3,000	$ 6,200	$ 6,000
Employer FICA	$ 918	$ 245	$ 230	$ 474	$ 459
Engineering	$ 15,000	$ 2,645	$ 3,750	$ 6,395	$ 15,000
Attorney	$ 25,000	$ 4,652	$ 6,250	$ 10,902	$ 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	$ 4,056	$ 1,352	$ 5,408	$ 5,678
Trustee Fees	$ 4,434	$ 4,031	$ -	$ 4,031	$ 4,434
Management Fees	$ 45,000	$ 33,750	$ 11,250	$ 45,000	$ 47,250
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 324	$ 1,298	$ 1,363
Postage & Delivery	$ 600	$ 962	$ 321	$ 1,283	$ 1,500
Insurance	$ 6,219	$ 5,732	$ -	$ 5,732	$ 6,305
Copies	$ 500	$ 359	$ 125	$ 484	$ 500
Legal Advertising	$ 2,500	$ 2,088	$ 625	$ 2,713	$ 3,000
Other Current Charges	$ 1,000	$ 334	$ 150	$ 484	$ 1,000
Office Supplies	$ 500	$ 203	$ 68	$ 271	$ 500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 134,199**	**$ 76,467**	**$ 27,931**	**$ 104,399**	**$ 132,167**
Field Expenditures					
Property Insurance	$ 13,200	$ 7,518	$ -	$ 7,518	$ 7,835
Field Management	$ 15,450	$ 11,588	$ 3,863	$ 15,450	$ 16,223
Landscape Maintenance	$ 157,788	$ 111,384	$ 37,988	$ 149,372	$ 157,788
Landscape Replacement	$ 20,000	$ 21,205	$ 5,000	$ 26,205	$ 30,000
Lake Maintenance	$ 7,500	$ 1,125	$ 375	$ 1,500	$ 1,560
Streetlights	$ 67,515	$ 29,618	$ 10,500	$ 40,118	$ 45,000
Electric	$ 5,000	$ 540	$ 271	$ 811	$ 1,500
Water & Sewer	$ 80,000	$ 20,029	$ 9,000	$ 29,029	$ 35,000
Sidewalk & Asphalt Maintenance	$ 2,500	$ -	$ -	$ -	$ 2,500
Irrigation Repairs	$ 6,000	$ 5,179	$ 2,321	$ 7,500	$ 7,500
General Repairs & Maintenance	$ 15,000	$ 5,848	$ 3,750	$ 9,598	$ 15,000
Reserve Study	$ -	$ -	$ -	$ -	$ 6,500
Field Contingency	$ 12,500	$ 14,628	$ 3,125	$ 17,753	$ 15,000
Total Field Expenditures	**$ 402,453**	**$ 228,661**	**$ 76,193**	**$ 304,853**	**$ 341,406**

Bradbury
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	$ 14,400	$ 8,514	$ 3,600	$ 12,114	$ 14,400
Amenity - Water	$ 4,500	$ 26,235	$ 3,762	$ 29,997	$ 35,000
Playground Lease	$ 54,153	$ 40,615	$ 13,538	$ 54,153	$ 54,153
Internet	$ 1,020	$ -	$ -	$ -	$ 1,000
Pest Control	$ 1,560	$ 1,170	$ 390	$ 1,560	$ 1,560
Janitorial Service	$ 14,400	$ 9,675	$ 3,960	$ 13,635	$ 14,400
Amenity Management	$ 12,500	$ 9,375	$ 3,126	$ 12,501	$ 13,125
Security Services	$ 20,000	$ 11,769	$ 7,177	$ 18,946	$ 33,000
Pool Maintenance	$ 24,000	$ 18,050	$ 6,150	$ 24,200	$ 24,720
Pool Permit Fees	$ -	$ 280	$ -	$ 280	$ 280
Amenity Repairs & Maintenance	$ 10,000	$ 5,039	$ 2,500	$ 7,539	$ 10,000
Holiday Décor	$ 10,000	$ 9,614	$ -	$ 9,614	$ 9,614
Contingency	$ 10,000	$ 2,419	$ 2,500	$ 4,919	$ 10,000
Total Amenity Expenditures	**$ 176,533**	**$ 142,755**	**$ 46,703**	**$ 189,458**	**$ 221,252**
Total Operations & Maintenance	**$ 578,986**	**$ 371,416**	**$ 122,895**	**$ 494,311**	**$ 562,658**
Other Expenditures					
Capital Reserves	$ -	$ -	$ -	$ -	$ 32,241
Total Other Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,241**
Total Expenditures	**$ 713,185**	**$ 447,883**	**$ 150,827**	**$ 598,710**	**$ 727,065**
Excess Revenues/(Expenditures)	$ -	$ 293,442	$ (142,533)	$ 150,909	**$ -**

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

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 Type	FY2026 Per Unit	FY2027 Per Unit	Increase/(Decrease)
Single Family	$945.58	$945.58	$0.00

Bradbury
Community Development District
General Fund Narrative

<u>Revenues:</u>

<u>Assessments</u>

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.

<u>Interest Income</u>

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

<u>Expenditures:</u>

<u>General & Administrative:</u>

<u>Supervisor Fees</u>

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.

<u>Employer FICA</u>

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

<u>Engineering</u>

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.

<u>Attorney</u>

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.

<u>Annual Audit</u>

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.

<u>Assessment Administration</u>

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

Arbitrage

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

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.

Water & Sewer

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

Sidewalk & Asphalt Maintenance

Represents repairs and maintenance needed for asphalt and district sidewalks.

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 Service

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.

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.

Pool Permit Fee

Represents the annual fee renewal to the Florida Department of Health for the District's pool permit.

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.

Other Expenditures

Capital Reserves

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

Bradbury

Community Development District

Proposed Budget

Debt Service Fund - Series 2023

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Assessments	$ 1,338,050	$ 1,354,322	$ -	$ 1,354,322	$ 1,338,050
Interest	$ 28,359	$ 35,548	$ 7,900	$ 43,448	$ 21,724
Carry Forward Surplus	$ 695,579	$ 710,155	$ -	$ 710,155	$ 764,837
Total Revenues	**$ 2,061,988**	**$ 2,100,025**	**$ 7,900**	**$ 2,107,925**	**$ 2,124,611**
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**	**$ 1,343,088**	**$ -**	**$ 1,343,088**	**$ 1,344,088**
Excess Revenues/(Expenditures)	$ 718,901	$ 756,938	$ 7,900	$ 764,837	$ 780,524
				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		Prinicpal		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	$	11,735,000.00	$	-	$	320,881.25	$	1,334,481.25
05/01/42	$	11,735,000.00	$	715,000.00	$	320,881.25		
11/01/42	$	11,020,000.00	$	-	$	302,112.50	$	1,337,993.75
05/01/43	$	11,020,000.00	$	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
			$	**18,970,000.00**	**$**	**17,601,250.00**	**$**	**37,402,793.75**

Bradbury

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/2026	Projected Next 3 Months	Projected Thru 9/30/2026	Proposed Budget FY2027
Revenues					
Interest	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures					
Capital Outlay	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ 32,241
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,241**
Excess Revenues/(Expenditures)	$ -	$ -	$ -	$ -	$ 32,241

Bradbury CDD
FY 27 Assessment Roll

PARCEL ID	Units	O&M	Debt	Total
272726000000041020	0.00	$0.00	$0.00	$0.00
272726758516001010	1.00	$945.58	$1,774.06	$2,719.64
272726758516001020	1.00	$945.58	$1,774.06	$2,719.64
272726758516001030	1.00	$945.58	$1,774.06	$2,719.64
272726758516001040	1.00	$945.58	$1,774.06	$2,719.64
272726758516001050	1.00	$945.58	$1,774.06	$2,719.64
272726758516001060	1.00	$945.58	$1,774.06	$2,719.64
272726758516001070	1.00	$945.58	$1,774.06	$2,719.64
272726758516001080	1.00	$945.58	$1,774.06	$2,719.64
272726758516001090	1.00	$945.58	$1,774.06	$2,719.64
272726758516001100	1.00	$945.58	$1,774.06	$2,719.64
272726758516001110	1.00	$945.58	$1,774.06	$2,719.64
272726758516001120	1.00	$945.58	$1,774.06	$2,719.64
272726758516001130	1.00	$945.58	$1,774.06	$2,719.64
272726758516001140	1.00	$945.58	$1,774.06	$2,719.64
272726758516001150	1.00	$945.58	$1,774.06	$2,719.64
272726758516001160	1.00	$945.58	$1,774.06	$2,719.64
272726758516001170	1.00	$945.58	$1,774.06	$2,719.64
272726758516001180	1.00	$945.58	$1,774.06	$2,719.64
272726758516001190	1.00	$945.58	$1,774.06	$2,719.64
272726758516001200	1.00	$945.58	$1,774.06	$2,719.64
272726758516001210	1.00	$945.58	$1,774.06	$2,719.64
272726758516001220	1.00	$945.58	$1,774.06	$2,719.64
272726758516001230	1.00	$945.58	$1,774.06	$2,719.64
272726758516001240	1.00	$945.58	$1,774.06	$2,719.64
272726758516001250	1.00	$945.58	$1,774.06	$2,719.64
272726758516001260	1.00	$945.58	$1,774.06	$2,719.64
272726758516001270	1.00	$945.58	$1,774.06	$2,719.64
272726758516002010	1.00	$945.58	$1,774.06	$2,719.64
272726758516002020	1.00	$945.58	$1,774.06	$2,719.64
272726758516002030	1.00	$945.58	$1,774.06	$2,719.64
272726758516002040	1.00	$945.58	$1,774.06	$2,719.64
272726758516002050	1.00	$945.58	$1,774.06	$2,719.64
272726758516002060	1.00	$945.58	$1,774.06	$2,719.64
272726758516002070	1.00	$945.58	$1,774.06	$2,719.64
272726758516002080	1.00	$945.58	$1,774.06	$2,719.64
272726758516002090	1.00	$945.58	$1,774.06	$2,719.64
272726758516002100	1.00	$945.58	$1,774.06	$2,719.64
272726758516002110	1.00	$945.58	$1,774.06	$2,719.64
272726758516002120	1.00	$945.58	$1,774.06	$2,719.64
272726758516002130	1.00	$945.58	$1,774.06	$2,719.64
272726758516002140	1.00	$945.58	$1,774.06	$2,719.64
272726758516002150	1.00	$945.58	$1,774.06	$2,719.64
272726758516002160	1.00	$945.58	$1,774.06	$2,719.64
272726758516002170	1.00	$945.58	$1,774.06	$2,719.64
272726758516002180	1.00	$945.58	$1,774.06	$2,719.64
272726758516002190	1.00	$945.58	$1,774.06	$2,719.64
272726758516002200	1.00	$945.58	$1,774.06	$2,719.64
272726758516002210	1.00	$945.58	$1,774.06	$2,719.64
272726758516002220	1.00	$945.58	$1,774.06	$2,719.64
272726758516003010	1.00	$945.58	$1,774.06	$2,719.64
272726758516003020	1.00	$945.58	$1,774.06	$2,719.64
272726758516003030	1.00	$945.58	$1,774.06	$2,719.64
272726758516003040	1.00	$945.58	$1,774.06	$2,719.64
272726758516003050	1.00	$945.58	$1,774.06	$2,719.64
272726758516003060	1.00	$945.58	$1,774.06	$2,719.64
272726758516003070	1.00	$945.58	$1,774.06	$2,719.64
272726758516003080	1.00	$945.58	$1,774.06	$2,719.64
272726758516003090	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758516003100	1.00	$945.58	$1,774.06	$2,719.64
272726758516003110	1.00	$945.58	$1,774.06	$2,719.64
272726758516003120	1.00	$945.58	$1,774.06	$2,719.64
272726758516003130	1.00	$945.58	$1,774.06	$2,719.64
272726758516003140	1.00	$945.58	$1,774.06	$2,719.64
272726758516003150	1.00	$945.58	$1,774.06	$2,719.64
272726758516003160	1.00	$945.58	$1,774.06	$2,719.64
272726758516003170	1.00	$945.58	$1,774.06	$2,719.64
272726758516003180	1.00	$945.58	$1,774.06	$2,719.64
272726758516003190	1.00	$945.58	$1,774.06	$2,719.64
272726758516003200	1.00	$945.58	$1,774.06	$2,719.64
272726758516003210	1.00	$945.58	$1,774.06	$2,719.64
272726758516003220	1.00	$945.58	$1,774.06	$2,719.64
272726758516003230	1.00	$945.58	$1,774.06	$2,719.64
272726758516003240	1.00	$945.58	$1,774.06	$2,719.64
272726758516003250	1.00	$945.58	$1,774.06	$2,719.64
272726758516003260	1.00	$945.58	$1,774.06	$2,719.64
272726758516003270	1.00	$945.58	$1,774.06	$2,719.64
272726758516003280	1.00	$945.58	$1,774.06	$2,719.64
272726758516003290	1.00	$945.58	$1,774.06	$2,719.64
272726758516003300	1.00	$945.58	$1,774.06	$2,719.64
272726758516003310	1.00	$945.58	$1,774.06	$2,719.64
272726758516003320	1.00	$945.58	$1,774.06	$2,719.64
272726758516003330	1.00	$945.58	$1,774.06	$2,719.64
272726758516003340	1.00	$945.58	$1,774.06	$2,719.64
272726758516003350	1.00	$945.58	$1,774.06	$2,719.64
272726758516003360	1.00	$945.58	$1,774.06	$2,719.64
272726758516003370	1.00	$945.58	$1,774.06	$2,719.64
272726758516003380	1.00	$945.58	$1,774.06	$2,719.64
272726758516003390	1.00	$945.58	$1,774.06	$2,719.64
272726758516003400	1.00	$945.58	$1,774.06	$2,719.64
272726758516003410	1.00	$945.58	$1,774.06	$2,719.64
272726758516003420	1.00	$945.58	$1,774.06	$2,719.64
272726758516003430	1.00	$945.58	$1,774.06	$2,719.64
272726758516003440	1.00	$945.58	$1,774.06	$2,719.64
272726758516003450	1.00	$945.58	$1,774.06	$2,719.64
272726758516003460	1.00	$945.58	$1,774.06	$2,719.64
272726758516003470	1.00	$945.58	$1,774.06	$2,719.64
272726758516003480	1.00	$945.58	$1,774.06	$2,719.64
272726758516003490	1.00	$945.58	$1,774.06	$2,719.64
272726758516003500	1.00	$945.58	$1,774.06	$2,719.64
272726758516003510	1.00	$945.58	$1,774.06	$2,719.64
272726758516003520	1.00	$945.58	$1,774.06	$2,719.64
272726758516003530	1.00	$945.58	$1,774.06	$2,719.64
272726758516003540	1.00	$945.58	$1,774.06	$2,719.64
272726758516003550	1.00	$945.58	$1,774.06	$2,719.64
272726758516003560	1.00	$945.58	$1,774.06	$2,719.64
272726758516003570	1.00	$945.58	$1,774.06	$2,719.64
272726758516003580	1.00	$945.58	$1,774.06	$2,719.64
272726758516003590	1.00	$945.58	$1,774.06	$2,719.64
272726758516004010	1.00	$945.58	$1,774.06	$2,719.64
272726758516004020	1.00	$945.58	$1,774.06	$2,719.64
272726758516004030	1.00	$945.58	$1,774.06	$2,719.64
272726758516004040	1.00	$945.58	$1,774.06	$2,719.64
272726758516004050	1.00	$945.58	$1,774.06	$2,719.64
272726758516004060	1.00	$945.58	$1,774.06	$2,719.64
272726758516004070	1.00	$945.58	$1,774.06	$2,719.64
272726758516004080	1.00	$945.58	$1,774.06	$2,719.64
272726758516004090	1.00	$945.58	$1,774.06	$2,719.64
272726758516004100	1.00	$945.58	$1,774.06	$2,719.64
272726758516004110	1.00	$945.58	$1,774.06	$2,719.64
272726758516004120	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758516004130	1.00	$945.58	$1,774.06	$2,719.64
272726758516004140	1.00	$945.58	$1,774.06	$2,719.64
272726758516004150	1.00	$945.58	$1,774.06	$2,719.64
272726758516004160	1.00	$945.58	$1,774.06	$2,719.64
272726758516004170	1.00	$945.58	$1,774.06	$2,719.64
272726758516004180	1.00	$945.58	$1,774.06	$2,719.64
272726758516004190	1.00	$945.58	$1,774.06	$2,719.64
272726758516004200	1.00	$945.58	$1,774.06	$2,719.64
272726758516004210	1.00	$945.58	$1,774.06	$2,719.64
272726758516004220	1.00	$945.58	$1,774.06	$2,719.64
272726758516004230	1.00	$945.58	$1,774.06	$2,719.64
272726758516004240	1.00	$945.58	$1,774.06	$2,719.64
272726758516004250	1.00	$945.58	$1,774.06	$2,719.64
272726758516004260	1.00	$945.58	$1,774.06	$2,719.64
272726758516004270	1.00	$945.58	$1,774.06	$2,719.64
272726758516004280	1.00	$945.58	$1,774.06	$2,719.64
272726758516004290	1.00	$945.58	$1,774.06	$2,719.64
272726758516004300	1.00	$945.58	$1,774.06	$2,719.64
272726758516004310	1.00	$945.58	$1,774.06	$2,719.64
272726758516004320	1.00	$945.58	$1,774.06	$2,719.64
272726758516004330	1.00	$945.58	$1,774.06	$2,719.64
272726758516004340	1.00	$945.58	$1,774.06	$2,719.64
272726758516004350	1.00	$945.58	$1,774.06	$2,719.64
272726758516004360	1.00	$945.58	$1,774.06	$2,719.64
272726758516004370	1.00	$945.58	$1,774.06	$2,719.64
272726758516004380	1.00	$945.58	$1,774.06	$2,719.64
272726758516005010	1.00	$945.58	$1,774.06	$2,719.64
272726758516005020	1.00	$945.58	$1,774.06	$2,719.64
272726758516005030	1.00	$945.58	$1,774.06	$2,719.64
272726758516005040	1.00	$945.58	$1,774.06	$2,719.64
272726758516005050	1.00	$945.58	$1,774.06	$2,719.64
272726758516005060	1.00	$945.58	$1,774.06	$2,719.64
272726758516005070	1.00	$945.58	$1,774.06	$2,719.64
272726758516005080	1.00	$945.58	$1,774.06	$2,719.64
272726758516005090	1.00	$945.58	$1,774.06	$2,719.64
272726758516005100	1.00	$945.58	$1,774.06	$2,719.64
272726758516005110	1.00	$945.58	$1,774.06	$2,719.64
272726758516005120	1.00	$945.58	$1,774.06	$2,719.64
272726758516005130	1.00	$945.58	$1,774.06	$2,719.64
272726758516005140	1.00	$945.58	$1,774.06	$2,719.64
272726758516005150	1.00	$945.58	$1,774.06	$2,719.64
272726758516005160	1.00	$945.58	$1,774.06	$2,719.64
272726758516005170	1.00	$945.58	$1,774.06	$2,719.64
272726758516005180	1.00	$945.58	$1,774.06	$2,719.64
272726758516005190	1.00	$945.58	$1,774.06	$2,719.64
272726758516005200	1.00	$945.58	$1,774.06	$2,719.64
272726758516005210	1.00	$945.58	$1,774.06	$2,719.64
272726758516005220	1.00	$945.58	$1,774.06	$2,719.64
272726758516005230	1.00	$945.58	$1,774.06	$2,719.64
272726758516005240	1.00	$945.58	$1,774.06	$2,719.64
272726758516006010	1.00	$945.58	$1,774.06	$2,719.64
272726758516006020	1.00	$945.58	$1,774.06	$2,719.64
272726758516006030	1.00	$945.58	$1,774.06	$2,719.64
272726758516006040	1.00	$945.58	$1,774.06	$2,719.64
272726758516006050	1.00	$945.58	$1,774.06	$2,719.64
272726758516006060	1.00	$945.58	$1,774.06	$2,719.64
272726758516006070	1.00	$945.58	$1,774.06	$2,719.64
272726758516006080	1.00	$945.58	$1,774.06	$2,719.64
272726758516006090	1.00	$945.58	$1,774.06	$2,719.64
272726758516006100	1.00	$945.58	$1,774.06	$2,719.64
272726758516006110	1.00	$945.58	$1,774.06	$2,719.64
272726758516006120	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758516006130	1.00	$945.58	$1,774.06	$2,719.64
272726758516006140	1.00	$945.58	$1,774.06	$2,719.64
272726758516006150	1.00	$945.58	$1,774.06	$2,719.64
272726758516006160	1.00	$945.58	$1,774.06	$2,719.64
272726758516006170	1.00	$945.58	$1,774.06	$2,719.64
272726758516006180	1.00	$945.58	$1,774.06	$2,719.64
272726758516006190	1.00	$945.58	$1,774.06	$2,719.64
272726758516006200	1.00	$945.58	$1,774.06	$2,719.64
272726758516006210	1.00	$945.58	$1,774.06	$2,719.64
272726758516006220	1.00	$945.58	$1,774.06	$2,719.64
272726758516006230	1.00	$945.58	$1,774.06	$2,719.64
272726758516006240	1.00	$945.58	$1,774.06	$2,719.64
272726758516006250	1.00	$945.58	$1,774.06	$2,719.64
272726758516006260	1.00	$945.58	$1,774.06	$2,719.64
272726758516006270	1.00	$945.58	$1,774.06	$2,719.64
272726758516006280	1.00	$945.58	$1,774.06	$2,719.64
272726758516006290	1.00	$945.58	$1,774.06	$2,719.64
272726758516006300	1.00	$945.58	$1,774.06	$2,719.64
272726758516006310	1.00	$945.58	$1,774.06	$2,719.64
272726758516006320	1.00	$945.58	$1,774.06	$2,719.64
272726758516006330	1.00	$945.58	$1,774.06	$2,719.64
272726758516006340	1.00	$945.58	$1,774.06	$2,719.64
272726758516006350	1.00	$945.58	$1,774.06	$2,719.64
272726758516006360	1.00	$945.58	$1,774.06	$2,719.64
272726758516007010	1.00	$945.58	$1,774.06	$2,719.64
272726758516007020	1.00	$945.58	$1,774.06	$2,719.64
272726758516007030	1.00	$945.58	$1,774.06	$2,719.64
272726758516007040	1.00	$945.58	$1,774.06	$2,719.64
272726758516007050	1.00	$945.58	$1,774.06	$2,719.64
272726758516007060	1.00	$945.58	$1,774.06	$2,719.64
272726758516007070	1.00	$945.58	$1,774.06	$2,719.64
272726758516007080	1.00	$945.58	$1,774.06	$2,719.64
272726758516007090	1.00	$945.58	$1,774.06	$2,719.64
272726758516007100	1.00	$945.58	$1,774.06	$2,719.64
272726758516007110	1.00	$945.58	$1,774.06	$2,719.64
272726758516007120	1.00	$945.58	$1,774.06	$2,719.64
272726758516007130	1.00	$945.58	$1,774.06	$2,719.64
272726758516007140	1.00	$945.58	$1,774.06	$2,719.64
272726758516007150	1.00	$945.58	$1,774.06	$2,719.64
272726758516007160	1.00	$945.58	$1,774.06	$2,719.64
272726758516007170	1.00	$945.58	$1,774.06	$2,719.64
272726758516007180	1.00	$945.58	$1,774.06	$2,719.64
272726758516007190	1.00	$945.58	$1,774.06	$2,719.64
272726758516007200	1.00	$945.58	$1,774.06	$2,719.64
272726758516007210	1.00	$945.58	$1,774.06	$2,719.64
272726758516007220	1.00	$945.58	$1,774.06	$2,719.64
272726758516007230	1.00	$945.58	$1,774.06	$2,719.64
272726758516007240	1.00	$945.58	$1,774.06	$2,719.64
272726758516007250	1.00	$945.58	$1,774.06	$2,719.64
272726758516007260	1.00	$945.58	$1,774.06	$2,719.64
272726758516007270	1.00	$945.58	$1,774.06	$2,719.64
272726758516007280	1.00	$945.58	$1,774.06	$2,719.64
272726758516007290	1.00	$945.58	$1,774.06	$2,719.64
272726758516007300	1.00	$945.58	$1,774.06	$2,719.64
272726758516007310	1.00	$945.58	$1,774.06	$2,719.64
272726758516007320	1.00	$945.58	$1,774.06	$2,719.64
272726758516007330	1.00	$945.58	$1,774.06	$2,719.64
272726758516008010	1.00	$945.58	$1,774.06	$2,719.64
272726758516008020	1.00	$945.58	$1,774.06	$2,719.64
272726758516008030	1.00	$945.58	$1,774.06	$2,719.64
272726758516008040	1.00	$945.58	$1,774.06	$2,719.64
272726758516008050	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758516008060	1.00	$945.58	$1,774.06	$2,719.64
272726758516008070	1.00	$945.58	$1,774.06	$2,719.64
272726758516008080	1.00	$945.58	$1,774.06	$2,719.64
272726758516008090	1.00	$945.58	$1,774.06	$2,719.64
272726758516008100	1.00	$945.58	$1,774.06	$2,719.64
272726758516008110	1.00	$945.58	$1,774.06	$2,719.64
272726758516008120	1.00	$945.58	$1,774.06	$2,719.64
272726758516008130	1.00	$945.58	$1,774.06	$2,719.64
272726758516008140	1.00	$945.58	$1,774.06	$2,719.64
272726758516008150	1.00	$945.58	$1,774.06	$2,719.64
272726758516008160	1.00	$945.58	$1,774.06	$2,719.64
272726758516008170	1.00	$945.58	$1,774.06	$2,719.64
272726758516008180	1.00	$945.58	$1,774.06	$2,719.64
272726758516009010	1.00	$945.58	$1,774.06	$2,719.64
272726758516009020	1.00	$945.58	$1,774.06	$2,719.64
272726758516009030	1.00	$945.58	$1,774.06	$2,719.64
272726758516009040	1.00	$945.58	$1,774.06	$2,719.64
272726758516009050	1.00	$945.58	$1,774.06	$2,719.64
272726758516009060	1.00	$945.58	$1,774.06	$2,719.64
272726758516009070	1.00	$945.58	$1,774.06	$2,719.64
272726758516009080	1.00	$945.58	$1,774.06	$2,719.64
272726758516009090	1.00	$945.58	$1,774.06	$2,719.64
272726758516009100	1.00	$945.58	$1,774.06	$2,719.64
272726758516009110	1.00	$945.58	$1,774.06	$2,719.64
272726758516009120	1.00	$945.58	$1,774.06	$2,719.64
272726758516009130	1.00	$945.58	$1,774.06	$2,719.64
272726758516009140	1.00	$945.58	$1,774.06	$2,719.64
272726758516009150	1.00	$945.58	$1,774.06	$2,719.64
272726758516009160	1.00	$945.58	$1,774.06	$2,719.64
272726758516009170	1.00	$945.58	$1,774.06	$2,719.64
272726758516009180	1.00	$945.58	$1,774.06	$2,719.64
272726758516009190	1.00	$945.58	$1,774.06	$2,719.64
272726758516009200	1.00	$945.58	$1,774.06	$2,719.64
272726758516009210	1.00	$945.58	$1,774.06	$2,719.64
272726758516009220	1.00	$945.58	$1,774.06	$2,719.64
272726758516009230	1.00	$945.58	$1,774.06	$2,719.64
272726758516009240	1.00	$945.58	$1,774.06	$2,719.64
272726758516009250	1.00	$945.58	$1,774.06	$2,719.64
272726758516009260	1.00	$945.58	$1,774.06	$2,719.64
272726758516009270	1.00	$945.58	$1,774.06	$2,719.64
272726758516009280	1.00	$945.58	$1,774.06	$2,719.64
272726758516009290	1.00	$945.58	$1,774.06	$2,719.64
272726758516009300	1.00	$945.58	$1,774.06	$2,719.64
272726758516009310	1.00	$945.58	$1,774.06	$2,719.64
272726758516009320	1.00	$945.58	$1,774.06	$2,719.64
272726758516009330	1.00	$945.58	$1,774.06	$2,719.64
272726758516009340	1.00	$945.58	$1,774.06	$2,719.64
272726758516009350	1.00	$945.58	$1,774.06	$2,719.64
272726758516009360	1.00	$945.58	$1,774.06	$2,719.64
272726758516009370	1.00	$945.58	$1,774.06	$2,719.64
272726758516009380	1.00	$945.58	$1,774.06	$2,719.64
272726758516009390	1.00	$945.58	$1,774.06	$2,719.64
272726758516009400	1.00	$945.58	$1,774.06	$2,719.64
272726758516009410	1.00	$945.58	$1,774.06	$2,719.64
272726758516009420	1.00	$945.58	$1,774.06	$2,719.64
272726758516010010	1.00	$945.58	$1,774.06	$2,719.64
272726758516010020	1.00	$945.58	$1,774.06	$2,719.64
272726758516010030	1.00	$945.58	$1,774.06	$2,719.64
272726758516010040	1.00	$945.58	$1,774.06	$2,719.64
272726758516010050	1.00	$945.58	$1,774.06	$2,719.64
272726758516010060	1.00	$945.58	$1,774.06	$2,719.64
272726758516010070	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758516010080	1.00	$945.58	$1,774.06	$2,719.64
272726758516010090	1.00	$945.58	$1,774.06	$2,719.64
272726758516010100	1.00	$945.58	$1,774.06	$2,719.64
272726758516010110	1.00	$945.58	$1,774.06	$2,719.64
272726758516010120	1.00	$945.58	$1,774.06	$2,719.64
272726758516010130	1.00	$945.58	$1,774.06	$2,719.64
272726758516010140	1.00	$945.58	$1,774.06	$2,719.64
272726758516010150	1.00	$945.58	$1,774.06	$2,719.64
272726758516010160	1.00	$945.58	$1,774.06	$2,719.64
272726758516010170	1.00	$945.58	$1,774.06	$2,719.64
272726758516010180	1.00	$945.58	$1,774.06	$2,719.64
272726758516010190	1.00	$945.58	$1,774.06	$2,719.64
272726758516010200	1.00	$945.58	$1,774.06	$2,719.64
272726758516010210	1.00	$945.58	$1,774.06	$2,719.64
272726758516010220	1.00	$945.58	$1,774.06	$2,719.64
272726758516010230	1.00	$945.58	$1,774.06	$2,719.64
272726758516010240	1.00	$945.58	$1,774.06	$2,719.64
272726758516010250	1.00	$945.58	$1,774.06	$2,719.64
272726758516010260	1.00	$945.58	$1,774.06	$2,719.64
272726758516010270	1.00	$945.58	$1,774.06	$2,719.64
272726758516010280	1.00	$945.58	$1,774.06	$2,719.64
272726758516010290	1.00	$945.58	$1,774.06	$2,719.64
272726758516010300	1.00	$945.58	$1,774.06	$2,719.64
272726758516010310	1.00	$945.58	$1,774.06	$2,719.64
272726758516010320	1.00	$945.58	$1,774.06	$2,719.64
272726758516010330	1.00	$945.58	$1,774.06	$2,719.64
272726758516010340	1.00	$945.58	$1,774.06	$2,719.64
272726758516010350	1.00	$945.58	$1,774.06	$2,719.64
272726758516010360	1.00	$945.58	$1,774.06	$2,719.64
272726758516010370	1.00	$945.58	$1,774.06	$2,719.64
272726758516010380	1.00	$945.58	$1,774.06	$2,719.64
272726758516010390	1.00	$945.58	$1,774.06	$2,719.64
272726758516010400	1.00	$945.58	$1,774.06	$2,719.64
272726758516010410	1.00	$945.58	$1,774.06	$2,719.64
272726758516010420	1.00	$945.58	$1,774.06	$2,719.64
272726758516010430	1.00	$945.58	$1,774.06	$2,719.64
272726758516010440	1.00	$945.58	$1,774.06	$2,719.64
272726758516011010	1.00	$945.58	$1,774.06	$2,719.64
272726758516011020	1.00	$945.58	$1,774.06	$2,719.64
272726758516011030	1.00	$945.58	$1,774.06	$2,719.64
272726758516011040	1.00	$945.58	$1,774.06	$2,719.64
272726758516011050	1.00	$945.58	$1,774.06	$2,719.64
272726758516011060	1.00	$945.58	$1,774.06	$2,719.64
272726758516011070	1.00	$945.58	$1,774.06	$2,719.64
272726758516011080	1.00	$945.58	$1,774.06	$2,719.64
272726758516011090	1.00	$945.58	$1,774.06	$2,719.64
272726758516011100	1.00	$945.58	$1,774.06	$2,719.64
272726758516011110	1.00	$945.58	$1,774.06	$2,719.64
272726758516011120	1.00	$945.58	$1,774.06	$2,719.64
272726758516011130	1.00	$945.58	$1,774.06	$2,719.64
272726758516011140	1.00	$945.58	$1,774.06	$2,719.64
272726758516011150	1.00	$945.58	$1,774.06	$2,719.64
272726758516011160	1.00	$945.58	$1,774.06	$2,719.64
272726758516011170	1.00	$945.58	$1,774.06	$2,719.64
272726758516011180	1.00	$945.58	$1,774.06	$2,719.64
272726758516011190	1.00	$945.58	$1,774.06	$2,719.64
272726758516011200	1.00	$945.58	$1,774.06	$2,719.64
272726758516011210	1.00	$945.58	$1,774.06	$2,719.64
272726758516011220	1.00	$945.58	$1,774.06	$2,719.64
272726758516011230	1.00	$945.58	$1,774.06	$2,719.64
272726758516011240	1.00	$945.58	$1,774.06	$2,719.64
272726758516011250	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758516011260	1.00	$945.58	$1,774.06	$2,719.64
272726758516011270	1.00	$945.58	$1,774.06	$2,719.64
272726758516012210	1.00	$945.58	$1,774.06	$2,719.64
272726758516012220	1.00	$945.58	$1,774.06	$2,719.64
272726758516012230	1.00	$945.58	$1,774.06	$2,719.64
272726758516012240	1.00	$945.58	$1,774.06	$2,719.64
272726758516012250	1.00	$945.58	$1,774.06	$2,719.64
272726758516012260	1.00	$945.58	$1,774.06	$2,719.64
272726758516012270	1.00	$945.58	$1,774.06	$2,719.64
272726758516013010	1.00	$945.58	$1,774.06	$2,719.64
272726758516013020	1.00	$945.58	$1,774.06	$2,719.64
272726758516013030	1.00	$945.58	$1,774.06	$2,719.64
272726758516013040	1.00	$945.58	$1,774.06	$2,719.64
272726758516013050	1.00	$945.58	$1,774.06	$2,719.64
272726758516013060	1.00	$945.58	$1,774.06	$2,719.64
272726758516013070	1.00	$945.58	$1,774.06	$2,719.64
272726758516013080	1.00	$945.58	$1,774.06	$2,719.64
272726758516013090	1.00	$945.58	$1,774.06	$2,719.64
272726758516013100	1.00	$945.58	$1,774.06	$2,719.64
272726758516013110	1.00	$945.58	$1,774.06	$2,719.64
272726758516013120	1.00	$945.58	$1,774.06	$2,719.64
272726758516013130	1.00	$945.58	$1,774.06	$2,719.64
272726758516013140	1.00	$945.58	$1,774.06	$2,719.64
272726758516013150	1.00	$945.58	$1,774.06	$2,719.64
272726758516014010	1.00	$945.58	$1,774.06	$2,719.64
272726758516014020	1.00	$945.58	$1,774.06	$2,719.64
272726758516014030	1.00	$945.58	$1,774.06	$2,719.64
272726758516014040	1.00	$945.58	$1,774.06	$2,719.64
272726758516014050	1.00	$945.58	$1,774.06	$2,719.64
272726758516014060	1.00	$945.58	$1,774.06	$2,719.64
272726758516014070	1.00	$945.58	$1,774.06	$2,719.64
272726758516014080	1.00	$945.58	$1,774.06	$2,719.64
272726758516014090	1.00	$945.58	$1,774.06	$2,719.64
272726758516014100	1.00	$945.58	$1,774.06	$2,719.64
272726758516014110	1.00	$945.58	$1,774.06	$2,719.64
272726758516014120	1.00	$945.58	$1,774.06	$2,719.64
272726758516014130	1.00	$945.58	$1,774.06	$2,719.64
272726758516014140	1.00	$945.58	$1,774.06	$2,719.64
272726758516014150	1.00	$945.58	$1,774.06	$2,719.64
272726758516015010	1.00	$945.58	$1,774.06	$2,719.64
272726758516015020	1.00	$945.58	$1,774.06	$2,719.64
272726758516015030	1.00	$945.58	$1,774.06	$2,719.64
272726758516015040	1.00	$945.58	$1,774.06	$2,719.64
272726758516015050	1.00	$945.58	$1,774.06	$2,719.64
272726758516016010	1.00	$945.58	$1,774.06	$2,719.64
272726758516016020	1.00	$945.58	$1,774.06	$2,719.64
272726758516016030	1.00	$945.58	$1,774.06	$2,719.64
272726758516016040	1.00	$945.58	$1,774.06	$2,719.64
272726758516016050	1.00	$945.58	$1,774.06	$2,719.64
272726758516016060	1.00	$945.58	$1,774.06	$2,719.64
272726758516016070	1.00	$945.58	$1,774.06	$2,719.64
272726758516016080	1.00	$945.58	$1,774.06	$2,719.64
272726758516016090	1.00	$945.58	$1,774.06	$2,719.64
272726758516016100	1.00	$945.58	$1,774.06	$2,719.64
272726758516016110	1.00	$945.58	$1,774.06	$2,719.64
272726758516016120	1.00	$945.58	$1,774.06	$2,719.64
272726758516016130	1.00	$945.58	$1,774.06	$2,719.64
272726758516016140	1.00	$945.58	$1,774.06	$2,719.64
272726758516017010	1.00	$945.58	$1,774.06	$2,719.64
272726758516017020	1.00	$945.58	$1,774.06	$2,719.64
272726758516017030	1.00	$945.58	$1,774.06	$2,719.64
272726758516017040	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758516018010	1.00	$945.58	$1,774.06	$2,719.64
272726758516018020	1.00	$945.58	$1,774.06	$2,719.64
272726758516018030	1.00	$945.58	$1,774.06	$2,719.64
272726758516018040	1.00	$945.58	$1,774.06	$2,719.64
272726758516018050	1.00	$945.58	$1,774.06	$2,719.64
272726758516018060	1.00	$945.58	$1,774.06	$2,719.64
272726758516018070	1.00	$945.58	$1,774.06	$2,719.64
272726758516018080	1.00	$945.58	$1,774.06	$2,719.64
272726758516018090	1.00	$945.58	$1,774.06	$2,719.64
272726758516018100	1.00	$945.58	$1,774.06	$2,719.64
272726758516018110	1.00	$945.58	$1,774.06	$2,719.64
272726758516018120	1.00	$945.58	$1,774.06	$2,719.64
272726758516018130	1.00	$945.58	$1,774.06	$2,719.64
272726758516018140	1.00	$945.58	$1,774.06	$2,719.64
272726758516018170				
272726758516018180				
272726758516018190				
272726758516018200				
272726758516018210				
272726758516018220				
272726758516018230				
272726758516018240				
272726758516018250				
272726758516018260				
272726758516018270				
272726758516018280				
272726758516018290				
272726758516018300				
272726758516018310				
272726758516018320				
272726758516018330				
272726758516018340				
272726758516018350				
272726758516121010	1.00	$945.58	$1,774.06	$2,719.64
272726758516121020	1.00	$945.58	$1,774.06	$2,719.64
272726758516121030	1.00	$945.58	$1,774.06	$2,719.64
272726758516121040	1.00	$945.58	$1,774.06	$2,719.64
272726758516121050	1.00	$945.58	$1,774.06	$2,719.64
272726758516121060	1.00	$945.58	$1,774.06	$2,719.64
272726758516121070	1.00	$945.58	$1,774.06	$2,719.64
272726758516121080	1.00	$945.58	$1,774.06	$2,719.64
272726758516121090	1.00	$945.58	$1,774.06	$2,719.64
272726758516121100	1.00	$945.58	$1,774.06	$2,719.64
272726758516121110	1.00	$945.58	$1,774.06	$2,719.64
272726758516121120	1.00	$945.58	$1,774.06	$2,719.64
272726758517019010	1.00	$945.58	$1,774.06	$2,719.64
272726758517019020	1.00	$945.58	$1,774.06	$2,719.64
272726758517019030	1.00	$945.58	$1,774.06	$2,719.64
272726758517019040	1.00	$945.58	$1,774.06	$2,719.64
272726758517019050	1.00	$945.58	$1,774.06	$2,719.64
272726758517019060	1.00	$945.58	$1,774.06	$2,719.64
272726758517019070	1.00	$945.58	$1,774.06	$2,719.64
272726758517019080	1.00	$945.58	$1,774.06	$2,719.64
272726758517019090	1.00	$945.58	$1,774.06	$2,719.64
272726758517019100	1.00	$945.58	$1,774.06	$2,719.64
272726758517019110	1.00	$945.58	$1,774.06	$2,719.64
272726758517019120	1.00	$945.58	$1,774.06	$2,719.64
272726758517019130	1.00	$945.58	$1,774.06	$2,719.64
272726758517019140	1.00	$945.58	$1,774.06	$2,719.64
272726758517019150	1.00	$945.58	$1,774.06	$2,719.64
272726758517019160	1.00	$945.58	$1,774.06	$2,719.64
272726758517019170	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758517019180	1.00	$945.58	$1,774.06	$2,719.64
272726758517019190	1.00	$945.58	$1,774.06	$2,719.64
272726758517019200	1.00	$945.58	$1,774.06	$2,719.64
272726758517019210	1.00	$945.58	$1,774.06	$2,719.64
272726758517019220	1.00	$945.58	$1,774.06	$2,719.64
272726758517019230	1.00	$945.58	$1,774.06	$2,719.64
272726758517020010	1.00	$945.58	$1,774.06	$2,719.64
272726758517020020	1.00	$945.58	$1,774.06	$2,719.64
272726758517020030	1.00	$945.58	$1,774.06	$2,719.64
272726758517020040	1.00	$945.58	$1,774.06	$2,719.64
272726758517020050	1.00	$945.58	$1,774.06	$2,719.64
272726758517020060	1.00	$945.58	$1,774.06	$2,719.64
272726758517020070	1.00	$945.58	$1,774.06	$2,719.64
272726758517020080	1.00	$945.58	$1,774.06	$2,719.64
272726758517020090	1.00	$945.58	$1,774.06	$2,719.64
272726758517020100	1.00	$945.58	$1,774.06	$2,719.64
272726758517020110	1.00	$945.58	$1,774.06	$2,719.64
272726758517020120	1.00	$945.58	$1,774.06	$2,719.64
272726758517020130	1.00	$945.58	$1,774.06	$2,719.64
272726758517020140	1.00	$945.58	$1,774.06	$2,719.64
272726758517020150	1.00	$945.58	$1,774.06	$2,719.64
272726758517020160	1.00	$945.58	$1,774.06	$2,719.64
272726758517020170	1.00	$945.58	$1,774.06	$2,719.64
272726758517020180	1.00	$945.58	$1,774.06	$2,719.64
272726758517020190	1.00	$945.58	$1,774.06	$2,719.64
272726758517021010	1.00	$945.58	$1,774.06	$2,719.64
272726758517021020	1.00	$945.58	$1,774.06	$2,719.64
272726758517021030	1.00	$945.58	$1,774.06	$2,719.64
272726758517021040	1.00	$945.58	$1,774.06	$2,719.64
272726758517021050	1.00	$945.58	$1,774.06	$2,719.64
272726758517021060	1.00	$945.58	$1,774.06	$2,719.64
272726758517021070	1.00	$945.58	$1,774.06	$2,719.64
272726758517021080	1.00	$945.58	$1,774.06	$2,719.64
272726758517021090	1.00	$945.58	$1,774.06	$2,719.64
272726758517021100	1.00	$945.58	$1,774.06	$2,719.64
272726758517021110	1.00	$945.58	$1,774.06	$2,719.64
272726758517021120	1.00	$945.58	$1,774.06	$2,719.64
272726758517022010	1.00	$945.58	$1,774.06	$2,719.64
272726758517022020	1.00	$945.58	$1,774.06	$2,719.64
272726758517022030	1.00	$945.58	$1,774.06	$2,719.64
272726758517022040	1.00	$945.58	$1,774.06	$2,719.64
272726758517022050	1.00	$945.58	$1,774.06	$2,719.64
272726758517022060	1.00	$945.58	$1,774.06	$2,719.64
272726758517022070	1.00	$945.58	$1,774.06	$2,719.64
272726758517022080	1.00	$945.58	$1,774.06	$2,719.64
272726758517022090	1.00	$945.58	$1,774.06	$2,719.64
272726758517022100	1.00	$945.58	$1,774.06	$2,719.64
272726758517022110	1.00	$945.58	$1,774.06	$2,719.64
272726758517022120	1.00	$945.58	$1,774.06	$2,719.64
272726758517023010	1.00	$945.58	$1,774.06	$2,719.64
272726758517023020	1.00	$945.58	$1,774.06	$2,719.64
272726758517024010	1.00	$945.58	$1,774.06	$2,719.64
272726758517024020	1.00	$945.58	$1,774.06	$2,719.64
272726758517024030	1.00	$945.58	$1,774.06	$2,719.64
272726758517024040	1.00	$945.58	$1,774.06	$2,719.64
272726758517024050	1.00	$945.58	$1,774.06	$2,719.64
272726758517024060	1.00	$945.58	$1,774.06	$2,719.64
272726758517024070	1.00	$945.58	$1,774.06	$2,719.64
272726758517024080	1.00	$945.58	$1,774.06	$2,719.64
272726758517024090	1.00	$945.58	$1,774.06	$2,719.64
272726758517024100	1.00	$945.58	$1,774.06	$2,719.64
272726758517024110	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758517024120	1.00	$945.58	$1,774.06	$2,719.64
272726758517024130	1.00	$945.58	$1,774.06	$2,719.64
272726758517024140	1.00	$945.58	$1,774.06	$2,719.64
272726758517024150	1.00	$945.58	$1,774.06	$2,719.64
272726758517024160	1.00	$945.58	$1,774.06	$2,719.64
272726758517024170	1.00	$945.58	$1,774.06	$2,719.64
272726758517024180	1.00	$945.58	$1,774.06	$2,719.64
272726758517024190	1.00	$945.58	$1,774.06	$2,719.64
272726758517024200	1.00	$945.58	$1,774.06	$2,719.64
272726758517024210	1.00	$945.58	$1,774.06	$2,719.64
272726758517024220	1.00	$945.58	$1,774.06	$2,719.64
272726758517025010	1.00	$945.58	$1,774.06	$2,719.64
272726758517025020	1.00	$945.58	$1,774.06	$2,719.64
272726758517025030	1.00	$945.58	$1,774.06	$2,719.64
272726758517025040	1.00	$945.58	$1,774.06	$2,719.64
272726758517025050	1.00	$945.58	$1,774.06	$2,719.64
272726758517025060	1.00	$945.58	$1,774.06	$2,719.64
272726758517025070	1.00	$945.58	$1,774.06	$2,719.64
272726758517025080	1.00	$945.58	$1,774.06	$2,719.64
272726758517025090	1.00	$945.58	$1,774.06	$2,719.64
272726758517025100	1.00	$945.58	$1,774.06	$2,719.64
272726758517025110	1.00	$945.58	$1,774.06	$2,719.64
272726758517025120	1.00	$945.58	$1,774.06	$2,719.64
272726758517025130	1.00	$945.58	$1,774.06	$2,719.64
272726758517025140	1.00	$945.58	$1,774.06	$2,719.64
272726758517025150	1.00	$945.58	$1,774.06	$2,719.64
272726758517026010	1.00	$945.58	$1,774.06	$2,719.64
272726758517026020	1.00	$945.58	$1,774.06	$2,719.64
272726758517026030	1.00	$945.58	$1,774.06	$2,719.64
272726758517026040	1.00	$945.58	$1,774.06	$2,719.64
272726758517026050	1.00	$945.58	$1,774.06	$2,719.64
272726758517026060	1.00	$945.58	$1,774.06	$2,719.64
272726758517026070	1.00	$945.58	$1,774.06	$2,719.64
272726758517026080	1.00	$945.58	$1,774.06	$2,719.64
272726758517026090	1.00	$945.58	$1,774.06	$2,719.64
272726758517026100	1.00	$945.58	$1,774.06	$2,719.64
272726758517026110	1.00	$945.58	$1,774.06	$2,719.64
272726758517026120	1.00	$945.58	$1,774.06	$2,719.64
272726758517026130	1.00	$945.58	$1,774.06	$2,719.64
272726758517026140	1.00	$945.58	$1,774.06	$2,719.64
272726758517026150	1.00	$945.58	$1,774.06	$2,719.64
272726758517026160	1.00	$945.58	$1,774.06	$2,719.64
272726758517026170	1.00	$945.58	$1,774.06	$2,719.64
272726758517026180	1.00	$945.58	$1,774.06	$2,719.64
272726758517026190	1.00	$945.58	$1,774.06	$2,719.64
272726758517026200	1.00	$945.58	$1,774.06	$2,719.64
272726758517026210	1.00	$945.58	$1,774.06	$2,719.64
272726758517026220	1.00	$945.58	$1,774.06	$2,719.64
272726758517026230	1.00	$945.58	$1,774.06	$2,719.64
272726758517026240	1.00	$945.58	$1,774.06	$2,719.64
272726758517026250	1.00	$945.58	$1,774.06	$2,719.64
272726758517026260	1.00	$945.58	$1,774.06	$2,719.64
272726758517026270	1.00	$945.58	$1,774.06	$2,719.64
272726758517026280	1.00	$945.58	$1,774.06	$2,719.64
272726758517027010	1.00	$945.58	$1,774.06	$2,719.64
272726758517027020	1.00	$945.58	$1,774.06	$2,719.64
272726758517027030	1.00	$945.58	$1,774.06	$2,719.64
272726758517027040	1.00	$945.58	$1,774.06	$2,719.64
272726758517028010	1.00	$945.58	$1,774.06	$2,719.64
272726758517028020	1.00	$945.58	$1,774.06	$2,719.64
272726758517028030	1.00	$945.58	$1,774.06	$2,719.64
272726758517028040	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758517028050	1.00	$945.58	$1,774.06	$2,719.64
272726758517028060	1.00	$945.58	$1,774.06	$2,719.64
272726758517028070	1.00	$945.58	$1,774.06	$2,719.64
272726758517028080	1.00	$945.58	$1,774.06	$2,719.64
272726758517028090	1.00	$945.58	$1,774.06	$2,719.64
272726758517028100	1.00	$945.58	$1,774.06	$2,719.64
272726758517028110	1.00	$945.58	$1,774.06	$2,719.64
272726758517028120	1.00	$945.58	$1,774.06	$2,719.64
272726758517028130	1.00	$945.58	$1,774.06	$2,719.64
272726758517028140	1.00	$945.58	$1,774.06	$2,719.64
272726758517028150	1.00	$945.58	$1,774.06	$2,719.64
272726758517028160	1.00	$945.58	$1,774.06	$2,719.64
272726758517028170	1.00	$945.58	$1,774.06	$2,719.64
272726758517028180	1.00	$945.58	$1,774.06	$2,719.64
272726758517028190	1.00	$945.58	$1,774.06	$2,719.64
272726758517028200	1.00	$945.58	$1,774.06	$2,719.64
272726758517028210	1.00	$945.58	$1,774.06	$2,719.64
272726758517028220	1.00	$945.58	$1,774.06	$2,719.64
272726758517028230	1.00	$945.58	$1,774.06	$2,719.64
272726758517028240	1.00	$945.58	$1,774.06	$2,719.64
272726758517028250	1.00	$945.58	$1,774.06	$2,719.64
272726758517028260	1.00	$945.58	$1,774.06	$2,719.64
272726758517028270	1.00	$945.58	$1,774.06	$2,719.64
272726758517028280	1.00	$945.58	$1,774.06	$2,719.64
272726758517029010	1.00	$945.58	$1,774.06	$2,719.64
272726758517029020	1.00	$945.58	$1,774.06	$2,719.64
272726758517029030	1.00	$945.58	$1,774.06	$2,719.64
272726758517029040	1.00	$945.58	$1,774.06	$2,719.64
272726758517029050	1.00	$945.58	$1,774.06	$2,719.64
272726758517029060	1.00	$945.58	$1,774.06	$2,719.64
272726758517029070	1.00	$945.58	$1,774.06	$2,719.64
272726758517029080	1.00	$945.58	$1,774.06	$2,719.64
272726758517029090	1.00	$945.58	$1,774.06	$2,719.64
272726758517029100	1.00	$945.58	$1,774.06	$2,719.64
272726758517029110	1.00	$945.58	$1,774.06	$2,719.64
272726758517029120	1.00	$945.58	$1,774.06	$2,719.64
272726758517029130	1.00	$945.58	$1,774.06	$2,719.64
272726758517029140	1.00	$945.58	$1,774.06	$2,719.64
272726758517029150	1.00	$945.58	$1,774.06	$2,719.64
272726758517029160	1.00	$945.58	$1,774.06	$2,719.64
272726758517029170	1.00	$945.58	$1,774.06	$2,719.64
272726758517029180	1.00	$945.58	$1,774.06	$2,719.64
272726758517030010	1.00	$945.58	$1,774.06	$2,719.64
272726758517030020	1.00	$945.58	$1,774.06	$2,719.64
272726758517030030	1.00	$945.58	$1,774.06	$2,719.64
272726758517030040	1.00	$945.58	$1,774.06	$2,719.64
272726758517030050	1.00	$945.58	$1,774.06	$2,719.64
272726758517030060	1.00	$945.58	$1,774.06	$2,719.64
272726758517030070	1.00	$945.58	$1,774.06	$2,719.64
272726758517030080	1.00	$945.58	$1,774.06	$2,719.64
272726758517030090	1.00	$945.58	$1,774.06	$2,719.64
272726758517030100	1.00	$945.58	$1,774.06	$2,719.64
272726758517030110	1.00	$945.58	$1,774.06	$2,719.64
272726758517030120	1.00	$945.58	$1,774.06	$2,719.64
272726758517030130	1.00	$945.58	$1,774.06	$2,719.64
272726758517030140	1.00	$945.58	$1,774.06	$2,719.64
272726758517030150	1.00	$945.58	$1,774.06	$2,719.64
272726758517030160	1.00	$945.58	$1,774.06	$2,719.64
272726758517030170	1.00	$945.58	$1,774.06	$2,719.64
272726758517030180	1.00	$945.58	$1,774.06	$2,719.64
272726758517030190	1.00	$945.58	$1,774.06	$2,719.64
272726758517030200	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758517030210	1.00	$945.58	$1,774.06	$2,719.64
272726758517030220	1.00	$945.58	$1,774.06	$2,719.64
272726758517030230	1.00	$945.58	$1,774.06	$2,719.64
272726758517030240	1.00	$945.58	$1,774.06	$2,719.64
272726758517030250	1.00	$945.58	$1,774.06	$2,719.64
272726758517030260	1.00	$945.58	$1,774.06	$2,719.64
272726758517030270	1.00	$945.58	$1,774.06	$2,719.64
272726758517030280	1.00	$945.58	$1,774.06	$2,719.64
272726758517030290	1.00	$945.58	$1,774.06	$2,719.64
272726758517030300	1.00	$945.58	$1,774.06	$2,719.64
272726758517030310	1.00	$945.58	$1,774.06	$2,719.64
272726758517030320	1.00	$945.58	$1,774.06	$2,719.64
272726758517030330	1.00	$945.58	$1,774.06	$2,719.64
272726758517030340	1.00	$945.58	$1,774.06	$2,719.64
272726758517030350	1.00	$945.58	$1,774.06	$2,719.64
272726758517030360	1.00	$945.58	$1,774.06	$2,719.64
272726758517030370	1.00	$945.58	$1,774.06	$2,719.64
272726758517030380	1.00	$945.58	$1,774.06	$2,719.64
272726758517030390	1.00	$945.58	$1,774.06	$2,719.64
272726758517030400	1.00	$945.58	$1,774.06	$2,719.64
272726758517030410	1.00	$945.58	$1,774.06	$2,719.64
272726758517030420	1.00	$945.58	$1,774.06	$2,719.64
272726758517030430	1.00	$945.58	$1,774.06	$2,719.64
272726758517030440	1.00	$945.58	$1,774.06	$2,719.64
272726758517030450	1.00	$945.58	$1,774.06	$2,719.64
272726758517030460	1.00	$945.58	$1,774.06	$2,719.64
272726758517030470	1.00	$945.58	$1,774.06	$2,719.64
272726758517030480	1.00	$945.58	$1,774.06	$2,719.64
272726758517030490	1.00	$945.58	$1,774.06	$2,719.64
272726758517030500	1.00	$945.58	$1,774.06	$2,719.64
272726758517031010	1.00	$945.58	$1,774.06	$2,719.64
272726758517031020	1.00	$945.58	$1,774.06	$2,719.64
272726758517031030	1.00	$945.58	$1,774.06	$2,719.64
272726758517031040	1.00	$945.58	$1,774.06	$2,719.64
272726758517031050	1.00	$945.58	$1,774.06	$2,719.64
272726758517031060	1.00	$945.58	$1,774.06	$2,719.64
272726758517031070	1.00	$945.58	$1,774.06	$2,719.64
272726758517031080	1.00	$945.58	$1,774.06	$2,719.64
272726758517031090	1.00	$945.58	$1,774.06	$2,719.64
272726758517031100	1.00	$945.58	$1,774.06	$2,719.64
272726758517031110	1.00	$945.58	$1,774.06	$2,719.64
272726758517031120	1.00	$945.58	$1,774.06	$2,719.64
272726758517031130	1.00	$945.58	$1,774.06	$2,719.64
272726758517031140	1.00	$945.58	$1,774.06	$2,719.64
272726758517031150	1.00	$945.58	$1,774.06	$2,719.64
272726758517031160	1.00	$945.58	$1,774.06	$2,719.64
272726758517031170	1.00	$945.58	$1,774.06	$2,719.64
272726758517031180	1.00	$945.58	$1,774.06	$2,719.64
272726758517031190	1.00	$945.58	$1,774.06	$2,719.64
272726758517031200	1.00	$945.58	$1,774.06	$2,719.64
272726758517031210	1.00	$945.58	$1,774.06	$2,719.64
272726758517031220	1.00	$945.58	$1,774.06	$2,719.64
272726758517031230	1.00	$945.58	$1,774.06	$2,719.64
272726758517031240	1.00	$945.58	$1,774.06	$2,719.64
272726758517032010	1.00	$945.58	$1,774.06	$2,719.64
272726758517032020	1.00	$945.58	$1,774.06	$2,719.64
272726758517032030	1.00	$945.58	$1,774.06	$2,719.64
272726758517032040	1.00	$945.58	$1,774.06	$2,719.64
272726758517032050	1.00	$945.58	$1,774.06	$2,719.64
272726758517032060	1.00	$945.58	$1,774.06	$2,719.64
272726758517032070	1.00	$945.58	$1,774.06	$2,719.64
272726758517032080	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758517032090	1.00	$945.58	$1,774.06	$2,719.64
272726758517032100	1.00	$945.58	$1,774.06	$2,719.64
272726758517032110	1.00	$945.58	$1,774.06	$2,719.64
272726758517032120	1.00	$945.58	$1,774.06	$2,719.64
272726758517032130	1.00	$945.58	$1,774.06	$2,719.64
272726758517032140	1.00	$945.58	$1,774.06	$2,719.64
272726758517033110	1.00	$945.58	$1,774.06	$2,719.64
272726758517033120	1.00	$945.58	$1,774.06	$2,719.64
272726758517033130	1.00	$945.58	$1,774.06	$2,719.64
272726758517033140	1.00	$945.58	$1,774.06	$2,719.64
272726758517033150	1.00	$945.58	$1,774.06	$2,719.64
272726758517033160	1.00	$945.58	$1,774.06	$2,719.64
272726758517033210	1.00	$945.58	$1,774.06	$2,719.64
272726758517033220	1.00	$945.58	$1,774.06	$2,719.64
272726758517033230	1.00	$945.58	$1,774.06	$2,719.64
272726758517033240	1.00	$945.58	$1,774.06	$2,719.64
272726758517033250	1.00	$945.58	$1,774.06	$2,719.64
272726758517033260	1.00	$945.58	$1,774.06	$2,719.64
272726758517034010	1.00	$945.58	$1,774.06	$2,719.64
272726758517034020	1.00	$945.58	$1,774.06	$2,719.64
272726758517034030	1.00	$945.58	$1,774.06	$2,719.64
272726758517034040	1.00	$945.58	$1,774.06	$2,719.64
272726758517034050	1.00	$945.58	$1,774.06	$2,719.64
272726758517034060	1.00	$945.58	$1,774.06	$2,719.64
272726758517034070	1.00	$945.58	$1,774.06	$2,719.64
272726758517034080	1.00	$945.58	$1,774.06	$2,719.64
272726758517034090	1.00	$945.58	$1,774.06	$2,719.64
272726758517034100	1.00	$945.58	$1,774.06	$2,719.64
272726758517034110	1.00	$945.58	$1,774.06	$2,719.64
272726758517034120	1.00	$945.58	$1,774.06	$2,719.64
272726758517035010	1.00	$945.58	$1,774.06	$2,719.64
272726758517035020	1.00	$945.58	$1,774.06	$2,719.64
272726758517035030	1.00	$945.58	$1,774.06	$2,719.64
272726758517035040	1.00	$945.58	$1,774.06	$2,719.64
272726758517035050	1.00	$945.58	$1,774.06	$2,719.64
272726758517035060	1.00	$945.58	$1,774.06	$2,719.64
272726758517035070	1.00	$945.58	$1,774.06	$2,719.64
272726758517035080	1.00	$945.58	$1,774.06	$2,719.64
272726758517035090	1.00	$945.58	$1,774.06	$2,719.64
272726758517035100	1.00	$945.58	$1,774.06	$2,719.64
272726758517035110	1.00	$945.58	$1,774.06	$2,719.64
272726758517035120	1.00	$945.58	$1,774.06	$2,719.64
272726758517035130	1.00	$945.58	$1,774.06	$2,719.64
272726758517035140	1.00	$945.58	$1,774.06	$2,719.64
272726758517035150	1.00	$945.58	$1,774.06	$2,719.64
272726758517035160	1.00	$945.58	$1,774.06	$2,719.64
272726758517035170	1.00	$945.58	$1,774.06	$2,719.64
272726758517035180	1.00	$945.58	$1,774.06	$2,719.64
272726758517035190	1.00	$945.58	$1,774.06	$2,719.64
272726758517035200	1.00	$945.58	$1,774.06	$2,719.64
272726758517035210	1.00	$945.58	$1,774.06	$2,719.64
272726758517035220	1.00	$945.58	$1,774.06	$2,719.64
272726758517035230	1.00	$945.58	$1,774.06	$2,719.64
272726758517035240	1.00	$945.58	$1,774.06	$2,719.64
272726758517036010	1.00	$945.58	$1,774.06	$2,719.64
272726758517036020	1.00	$945.58	$1,774.06	$2,719.64
272726758517036030	1.00	$945.58	$1,774.06	$2,719.64
272726758517036040	1.00	$945.58	$1,774.06	$2,719.64
272726758517036050	1.00	$945.58	$1,774.06	$2,719.64
272726758517036060	1.00	$945.58	$1,774.06	$2,719.64
272726758517036070	1.00	$945.58	$1,774.06	$2,719.64
272726758517036080	1.00	$945.58	$1,774.06	$2,719.64

PARCEL ID	Units	O&M	Debt	Total
272726758517036090	1.00	$945.58	$1,774.06	$2,719.64
272726758517036100	1.00	$945.58	$1,774.06	$2,719.64
272726758517036110	1.00	$945.58	$1,774.06	$2,719.64
272726758517036120	1.00	$945.58	$1,774.06	$2,719.64
272726758517036130	1.00	$945.58	$1,774.06	$2,719.64
272726758517036140	1.00	$945.58	$1,774.06	$2,719.64
272726758517036150	1.00	$945.58	$1,774.06	$2,719.64
272726758517036160	1.00	$945.58	$1,774.06	$2,719.64
272726758517036170	1.00	$945.58	$1,774.06	$2,719.64
272726758517036180	1.00	$945.58	$1,774.06	$2,719.64
272726758517036190	1.00	$945.58	$1,774.06	$2,719.64
272726758517036200	1.00	$945.58	$1,774.06	$2,719.64
272726758517036210	1.00	$945.58	$1,774.06	$2,719.64
272726758517036220	1.00	$945.58	$1,774.06	$2,719.64
272726758517036230	1.00	$945.58	$1,774.06	$2,719.64
272726758517036240	1.00	$945.58	$1,774.06	$2,719.64
272726758517036250	1.00	$945.58	$1,774.06	$2,719.64
272726758517036260	1.00	$945.58	$1,774.06	$2,719.64
272726758517036270	1.00	$945.58	$1,774.06	$2,719.64
272726758517036280	1.00	$945.58	$1,774.06	$2,719.64
272726758517036290	1.00	$945.58	$1,774.06	$2,719.64
272726758517036300	1.00	$945.58	$1,774.06	$2,719.64
272726758517036310	1.00	$945.58	$1,774.06	$2,719.64
272726758517036320	1.00	$945.58	$1,774.06	$2,719.64
272726758517036330	1.00	$945.58	$1,774.06	$2,719.64
272726758517036340	1.00	$945.58	$1,774.06	$2,719.64
272726758517036350	1.00	$945.58	$1,774.06	$2,719.64
272726758517036360	1.00	$945.58	$1,774.06	$2,719.64
272726758517036380				
272726758517036390				
272726758517036400				
272726758517036410				
272726758517036420				
272726758517036430				
272726758517036440				
272726758517036450				
272726758517036460				
272726758517036470				
272726758517036480				
272726758517036490				
272726758517036500				
272726758517036510				
272726758517036520				
Total Gross Assessments	811.00	$766,865.38	$1,438,762.66	$2,205,628.04
Total Net Assessments		$713,184.80	$1,338,049.27	$2,051,234.08

SECTION V

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 23rd day of July 2026.

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

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:
BRADBURY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the Bradbury Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880, at 9:30 a.m. on the following dates, unless otherwise indicated as follows:

October 22, 2026
Wednesday, November 4, 2026 @ 12:00 PM (Landowners' Meeting Only)
Wednesday, December 2, 2026
February 25, 2027
April 22, 2027
June 24, 2027
August 26, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("**District Manager's Office**").

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

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

District Manager

SECTION VI

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Warren K. ("Rennie") Heath	11/2026
2	Jessica Spencer	11/2026
3	Bobbie Shockley	11/2028
4	Kristin Cassidy	11/2026
5	Lindsey Roden	11/2028

This year, Seat 1 currently held by Warren K. ("Rennie") Heath, Seat 2 currently held by Jessica Spencer, and Seat 4 currently held by Kristin Cassidy, respectively, are subject to a landowner election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNERS' ELECTION**. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held

on Wednesday, the 4th day of November 2026, at 12:00 PM and located at the offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **July 23, 2026,** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 23RD DAY OF JULY 2026.

ATTEST:	**BRADBURY COMMUNITY DEVELOPMENT DISTRICT**
_______________________________	_______________________________
SECRETARY / ASST. SECRETARY	CHAIRPERSON / VICE CHAIRPERSON

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Bradbury Community Development District ("**District**") the location of which is generally described as comprising of a parcel or parcels of land containing approximately 210.491 acres, more or less and generally located east of Powerline Road, south of E Hinson Ave, and north of Bradbury Road, within the City of Haines City, Polk County, Florida. advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Wednesday, November 4, 2026
HOUR:	12:00 PM EST
LOCATION:	Prime Community Management 375 Avenue A SE Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
Run Date(s): __________ & _____________

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF BRADBURYCOMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **Wednesday, November 4, 2026**

TIME: **12:00 PM**

LOCATION: **Prime Community Management**
375 Avenue A SE
Winter Haven, Florida 33880

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

BRADBURY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – WEDNESDAY, NOVEMBER 4, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ________________________________ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Bradbury Community Development District to be held at the **Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880, on Wednesday, November 4, 2026, at 12:00 PM** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

______________________________________ ______________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
______________________________	_______	_______
______________________________	_______	_______
______________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
BRADBURYCOMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – Wednesday, November 4, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Bradbury Community Development District and described as follows:

Description **Acreage**

____ _______
____ _______
____ _______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of _____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: ____________________________

Signed: _____________________________
Printed Name: ________________________

SECTION VII

SECTION A

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

October 1, 2026– September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Bradbury Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Bradbury Community Development District

SECTION B

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

October 1, 2025– September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Bradbury Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Bradbury Community Development District

SECTION VIII

SECTION C

Bradbury CDD

Field Management Report

Completed Items

- Previously approved plantings affected by the February freeze have been installed in all entrances and amenity.
- Landscaping vendors were informed to re-mulch the district (entrances, perimeter, pocket parks and amenity.)
- Signage informing residents that the eating area is not designated for parties was created and installed in front of the pavilion and entrance door.

Contracted Services

- GMS staff performed thorough reviews of contracted services with vendors performing at satisfactory levels.
- The amenity has been experiencing higher use than last year. Proposals were requested for an additional day of service from both the pool and janitorial vendor for board consideration.

Site Items

- Monitoring stormwater inlets by Judith Ct. and Belfast Pl., areas are future resident lots that have remained unmaintained. Landscaper has been notified to maintain inlets until construction begins.
- Monitoring palms in need of trimming with proposal to be present at the start of the next fiscal year (Oct. 2026.)
- Haines City water line broke by one of the dry ponds. Water was shut off but repair is pending. Monitoring repair to back fill area.

In Progress

- Sidewalk repairs are scheduled by pocket parks on Belfast Pl.
- Ponds maintenance has started and continues throughout the district.

SECTION 1

RESORT
POOL SERVICES

POOL SERVICE PROPOSAL FOR BRADBURY CREEK CDD

3x per week service all year long including chemicals $2000 per month

Additional Sunday service Memorial Day to Labor Day $175 per visit.

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

POOL CLEANING DUTIES

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

Thank you,

Simon McDonnell

Operations Manager

SECTION D

SECTION 1

Bradbury
Community Development District

Summary of Check Register

June 14, 2026 to July 13, 2026

Fund		Date	Check No.'s		Amount
General Fund					
	Truist	6/15/26	463-467	$	6,391.95
		6/18/26	468-471	$	9,434.44
		6/30/26	472-475	$	13,295.07
		7/10/26	476-482	$	43,630.66
			Autodrafts	$	6,682.47
				$	79,434.59
Payroll		**June 2026**			
		Kristin K Cassidy	50035	$	184.70
		Lindsey E Roden	50036	$	150.00
		Bobbie J Shockley	50037	$	150.00
		Jessica M Spencer	50038	$	184.70
				$	669.40
			Total Amount	**$**	**80,103.99**

*** CHECK DATES 06/14/2026 - 07/13/2026 *** BRADBURY-GENERAL FUND
BANK A BRADBURY-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/15/26	00012	6/11/26	22492118	202605	310-51300-31100		*	167.50		
			ENGINEER SERVICES MAY26							
						DEWBERRY ENGINEERS INC.			167.50	000463
6/15/26	00003	6/05/26	32530	202606	320-53800-45000		*	442.00		
			PROPERTY ADDED							
						EGIS INSURANCE ADVISORS			442.00	000464
6/15/26	00059	6/05/26	71097605	202606	330-57200-48100		*	130.00		
			PEST CONTROL JUN26							
						MASSEY SERVICES INC.			130.00	000465
6/15/26	00066	6/08/26	102459	202606	330-57200-34500		*	1,621.20		
			GUARD SERVICES 6.01-6.07							
						NATION SECURITY SERVICES			1,621.20	000466
6/15/26	00041	5/22/26	8196126	202605	310-51300-32300		*	3,750.00		
			TRUSTEE FEES FY26							
		5/22/26	8196126	202605	300-15500-10000		*	281.25		
			TRUSTEE FEES FY27							
						U.S. BANK			4,031.25	000467
6/18/26	00056	4/21/26	116358	202604	330-57200-34500		*	158.75		
			LOCKSMITH LABOR							
		6/15/26	1160	202606	330-57200-34500		*	120.00		
			POOL REMOTE MONITORING							
						CURRENT DEMANDS ELECTRICAL			278.75	000468
6/18/26	00004	6/01/26	173	202606	320-53800-34000		*	1,287.50		
			FIELD MANAGEMENT JUN26							
		6/01/26	174	202606	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES JUN26							
		6/01/26	174	202606	310-51300-35200		*	108.17		
			WEBSITE ADMIN JUN26							
		6/01/26	174	202606	310-51300-35100		*	162.25		
			INFO TECHNOLOGY JUN26							
		6/01/26	174	202606	310-51300-31300		*	450.67		
			DISSEMINATION AGENT JUN26							
		6/01/26	174	202606	320-57200-48300		*	1,041.67		
			AMENITY ACCESS JUN26							
		6/01/26	174	202606	310-51300-51000		*	.93		
			OFFICE SUPPLIES							
		6/01/26	174	202606	310-51300-42000		*	23.03		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,824.22	000469

*** CHECK DATES 06/14/2026 - 07/13/2026 *** BRADBURY-GENERAL FUND
BANK A BRADBURY-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/18/26	00038	6/10/26	24598	202606	320-53800-47300		*	281.47		
			REPLACING SPRAYS & NOZZLE							
						PRINCE & SONS INC.			281.47	000470
6/18/26	00058	6/01/26	32172	202606	320-57200-48500		*	2,050.00		
			POOL MAINTENANCE JUN26							
						RESORT POOL SERVICES			2,050.00	000471
6/30/26	00043	6/30/26	22019	202606	320-53800-47000		*	125.00		
			LAKE MAINTENANCE JUN26							
						AQUATIC WEED MANAGEMENT INC.			125.00	000472
6/30/26	00004	5/29/26	175	202605	320-53800-48001		*	693.07		
			FAN/DOOR NUBS REPLACED							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			693.07	000473
6/30/26	00016	6/15/26	15099	202605	310-51300-31500		*	183.00		
			GENERAL COUNSEL MAY26							
						KILINSKI VAN WYK PLLC			183.00	000474
6/30/26	00038	6/01/26	24290	202606	320-53800-46200		*	12,294.00		
			LANDSCAPE MAINT. JUN26							
						PRINCE & SONS INC.			12,294.00	000475
7/10/26	00061	6/30/26	18301	202606	330-57200-48200		*	1,320.00		
			JANITORIAL SERVICES JUN26							
						CLEAN STAR SERVICES			1,320.00	000476
7/10/26	00056	5/21/26	27857	202605	320-53800-48001		*	515.00		
			REPAIR DAMAGED WIRES							
		6/26/26	117186	202606	330-57200-34500		*	177.50		
			SERVICE CALL STANDARD							
						CURRENT DEMANDS ELECTRICAL			692.50	000477
7/10/26	00048	7/09/26	080126	202607	300-15500-10000		*	4,512.78		
			PLAYGROUND LEASE AUG26							
						HEIDI BONNETT			4,512.78	000478
7/10/26	00059	7/02/26	71662933	202607	330-57200-48100		*	130.00		
			PEST CONTROL JUL26							
						MASSEY SERVICES INC.			130.00	000479
7/10/26	00066	7/06/26	102819	202607	330-57200-34500		*	578.96		
			GUARD SERVICES 6.29-7.25							
						NATION SECURITY SERVICES			578.96	000480

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/26	00038	5/08/26	23911	202605	320-53800-46200		*	368.82		
			MAY MAINT. FUEL CHARGE							
		6/01/26	24420	202606	320-53800-46200		*	368.82		
			JUN MAINT. FUEL CHARGE							
		6/30/26	24807	202606	320-53800-47300		*	1,654.78		
			REPLACE/REROUTE IRR. LINE							
		6/30/26	24926	202606	320-53800-46400		*	19,465.00		
			BLUE DAZE,FOXTAIL PALM							
		7/01/26	24810	202607	320-53800-46200		*	12,294.00		
			LANDSCAPE MAINT. JUL26							
		7/06/26	25002	202607	320-53800-46200		*	245.00		
			JUL MAINT. FUEL CHARGE							
						PRINCE & SONS INC.			34,396.42	000481
7/10/26	00058	7/01/26	AV32557	202607	320-57200-48500		*	2,000.00		
			POOL MAINTENANCE JUL26							
						RESORT POOL SERVICES			2,000.00	000482
						TOTAL FOR BANK A		72,752.12		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/16/26	00033	6/12/26	0351-05.	202605	320-53800-43000		*	23.49		
			596 AMBLESIDE DR MAY26							
						DUKE ENERGY			23.49	080116
6/16/26	00033	6/12/26	2066-05.	202605	330-57200-43000		*	858.20		
			733 AMBLESIDE DR MAY26							
						DUKE ENERGY			858.20	080117
6/16/26	00033	6/12/26	5062-05.	202605	320-53800-43000		*	22.99		
			3498 RUTLAND LN MAY26							
						DUKE ENERGY			22.99	080118
6/16/26	00033	6/12/26	9445-05.	202605	320-53800-43000		*	20.70		
			2056 KINGSMEN CT MAY26							
						DUKE ENERGY			20.70	080119
7/10/26	00033	6/18/26	4052-06.	202606	320-53800-43100		*	3,209.50		
			0000 E HINSON DR JUN26							
						DUKE ENERGY			3,209.50	080120
7/10/26	00044	6/30/26	6818-06.	202606	330-57200-43200		*	141.22		
			733 AMBLESIDE DR JUN26							
						CITY OF HAINES CITY			141.22	080121
7/10/26	00044	6/30/26	6819-06.	202606	330-57200-43200		*	881.30		
			733 AMBLSIDE DR JUN26							
						CITY OF HAINES CITY			881.30	080122
7/10/26	00044	6/30/26	6820-06.	202606	330-57200-43200		*	231.32		
			733 AMBLESIDE DR JUN26							
						CITY OF HAINES CITY			231.32	080123
7/10/26	00044	6/30/26	9416-06.	202606	320-53800-43200		*	198.11		
			894 AMBLESIDE DR JUN26							
						CITY OF HAINES CITY			198.11	080124
7/10/26	00044	6/30/26	9417-06.	202606	320-53800-43200		*	143.41		
			597 AMBLESIDE DR JUN26							
						CITY OF HAINES CITY			143.41	080125
7/10/26	00044	6/30/26	9418-06.	202606	320-53800-43200		*	176.23		
			1884 GRASMERE DR JUN26							
						CITY OF HAINES CITY			176.23	080126
7/10/26	00044	6/30/26	9419-06.	202606	320-53800-43200		*	152.16		
			1849 GRASMERE DR JUN26							
						CITY OF HAINES CITY			152.16	080127

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/26	00044	6/30/26	9420-06.	202606	320-53800-43200		*	53.58		
			2671 SEDGEFIELD CT JUN26							
						CITY OF HAINES CITY			53.58	080128
7/10/26	00044	6/30/26	9421-06.	202606	320-53800-43200		*	222.18		
			2175 OLDHAM CT JUN26							
						CITY OF HAINES CITY			222.18	080129
7/10/26	00044	6/30/26	9422-06.	202606	320-53800-43200		*	195.92		
			3130 UPTON AVE JUN26							
						CITY OF HAINES CITY			195.92	080130
7/10/26	00044	6/30/26	9423-06.	202606	320-53800-43200		*	152.16		
			3498 RUTLAND LN JUN26							
						CITY OF HAINES CITY			152.16	080131

TOTAL FOR BANK Z 6,682.47

TOTAL FOR REGISTER 79,434.59

SECTION 2

Bradbury

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Bradbury

Community Development District

Combined Balance Sheet

June 30, 2026

		General Fund		Debt Service Fund		Capital Projects Fund		Totals Governmental Funds
Assets:								
Cash								
Operating Account	$	111,949	$	-	$	-	$	111,949
State Board of Administration	$	724,281	$	-	$	-	$	724,281
Series 2023								
Reserve	$	-	$	669,025	$	-	$	669,025
Revenue	$	-	$	735,162	$	-	$	735,162
Construction	$	-	$	-	$	5	$	5
Due from General Fund	$	-	$	21,776	$	-	$	21,776
Prepaid Expenses	$	6,864	$	-	$	-	$	6,864
Total Assets	**$**	**843,095**	**$**	**1,425,963**	**$**	**5**	**$**	**2,269,063**
Liabilities:								
Accounts Payable	$	31,364	$	-	$	-	$	31,364
Due to Debt Service	$	21,776	$	-	$	-	$	21,776
Employee FICA	$	122	$	-	$	-	$	122
Federal Withholding	$	69	$	-	$	-	$	69
Total Liabilites	**$**	**53,331**	**$**	**-**	**$**	**-**	**$**	**53,331**
Fund Balance:								
Assigned:								
Debt Service - Series 2023	$	-	$	1,425,963	$	-	$	1,425,963
Capital Projects Fund	$	-	$	-	$	5	$	5
Nonspendable:								
Prepaids	$	6,864	$	-	$	-	$	6,864
Unassigned	$	782,899	$	-	$	-	$	782,899
Total Fund Balances	**$**	**789,764**	**$**	**1,425,963**	**$**	**5**	**$**	**2,215,732**
Total Liabilities & Fund Balance	$	843,095	$	1,425,963	$	5	$	2,269,063

Bradbury

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget		Prorated Budget Thru 06/30/26		Actual Thru 06/30/26		Variance	
Revenues:								
Assesssments - Tax Roll	$	713,185	$	713,185	$	721,858	$	8,673
Interest Income	$	-	$	-	$	19,467	$	19,467
Total Revenues	**$**	**713,185**	**$**	**713,185**	**$**	**741,326**	**$**	**28,141**
Expenditures:								
General & Administrative:								
Supervisor Fees	$	12,000	$	9,000	$	3,200	$	5,800
Employer FICA Expense	$	918	$	689	$	245	$	444
Engineering	$	15,000	$	11,250	$	2,645	$	8,605
Attorney	$	25,000	$	18,750	$	4,652	$	14,098
Annual Audit	$	6,100	$	6,100	$	6,000	$	100
Assessment Administration	$	5,150	$	5,150	$	5,150	$	-
Arbitrage	$	450	$	450	$	450	$	-
Dissemination	$	5,408	$	4,056	$	4,056	$	(0)
Trustee Fees	$	4,434	$	4,434	$	4,031	$	403
Management Fees	$	45,000	$	33,750	$	33,750	$	-
Information Technology	$	1,947	$	1,460	$	1,460	$	(0)
Website Maintenance	$	1,298	$	973	$	974	$	(0)
Postage & Delivery	$	600	$	600	$	962	$	(362)
Insurance	$	6,219	$	6,219	$	5,732	$	487
Copies	$	500	$	375	$	359	$	16
Legal Advertising	$	2,500	$	1,875	$	2,088	$	(213)
Other Current Charges	$	1,000	$	750	$	334	$	416
Office Supplies	$	500	$	375	$	203	$	172
Dues, Licenses & Subscriptions	$	175	$	175	$	175	$	-
Total General & Administrative	**$**	**134,199**	**$**	**106,431**	**$**	**76,467**	**$**	**29,964**

Bradbury

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Field Expenditures				
Property Insurance	$ 13,200	$ 13,200	$ 7,518	$ 5,682
Field Management	$ 15,450	$ 11,588	$ 11,588	$ -
Landscape Maintenance	$ 157,788	$ 118,341	$ 111,384	$ 6,957
Landscape Replacement	$ 20,000	$ 15,000	$ 21,205	$ (6,205)
Lake Maintenance	$ 7,500	$ 5,625	$ 1,125	$ 4,500
Streetlights	$ 67,515	$ 50,636	$ 29,618	$ 21,019
Electric	$ 5,000	$ 3,750	$ 540	$ 3,210
Water & Sewer	$ 80,000	$ 60,000	$ 20,029	$ 39,971
Sidewalk & Asphalt Maintenance	$ 2,500	$ 1,875	$ -	$ 1,875
Irrigation Repairs	$ 6,000	$ 4,500	$ 5,179	$ (679)
General Repairs & Maintenance	$ 15,000	$ 11,250	$ 5,848	$ 5,402
Field Contingency	$ 12,500	$ 12,500	$ 14,628	$ (2,128)
Total Field Expenditures:	**$ 402,453**	**$ 308,265**	**$ 228,661**	**$ 79,604**
Amenity Expenditures				
Amenity - Electric	$ 14,400	$ 10,800	$ 8,514	$ 2,286
Amenity - Water	$ 4,500	$ 4,500	$ 26,235	$ (21,735)
Playground Lease	$ 54,153	$ 40,615	$ 40,615	$ 0
Internet	$ 1,020	$ 765	$ -	$ 765
Pest Control	$ 1,560	$ 1,170	$ 1,170	$ -
Janitorial Service	$ 14,400	$ 10,800	$ 9,675	$ 1,125
Amenity Management	$ 12,500	$ 9,375	$ 9,375	$ (0)
Security Services	$ 20,000	$ 15,000	$ 11,769	$ 3,231
Pool Maintenance	$ 24,000	$ 18,000	$ 18,050	$ (50)
Pool Permit Fees	$ -	$ -	$ 280	$ (280)
Amenity Repairs & Maintenance	$ 10,000	$ 7,500	$ 5,039	$ 2,461
Holiday Décor	$ 10,000	$ 10,000	$ 9,614	$ 386
Contingency	$ 10,000	$ 7,500	$ 2,419	$ 5,081
Total Amenity Expenditures:	**$ 176,533**	**$ 136,025**	**$ 142,755**	**$ (6,730)**
Total Expenditures	**$ 713,185**	**$ 550,721**	**$ 447,883**	**$ 102,837**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 293,442	
Fund Balance - Beginning	$ -		$ 496,321	
Fund Balance - Ending	$ -		$ 789,764	

Bradbury

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments	$ 1,338,050	$ 1,338,050	$ 1,354,322	$ 16,272
Interest	$ 28,359	$ 28,359	$ 35,548	$ 7,189
Total Revenues	**$ 1,366,409**	**$ 1,366,409**	**$ 1,389,870**	**$ 23,461**
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		$ 46,783	
Fund Balance - Beginning	$ 695,579		$ 1,379,180	
Fund Balance - Ending	$ 718,901		$ 1,425,963	

Bradbury

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 494,465	$ 494,465
Interest	$ -	$ -	$ 73	$ 73
Total Revenues	**$ -**	**$ -**	**$ 494,538**	**$ 494,538**
Expenditures:				
Capital Outlay	$ -	$ -	$ 498,898	$ (498,898)
Total Expenditures	**$ -**	**$ -**	**$ 498,898**	**$ (498,898)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (4,360)	
Fund Balance - Beginning	$ -		$ 4,365	
Fund Balance - Ending	$ -		$ 5	

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	$ 11,607	$ -	$ -	$ -	$ 721,858
Interest Income	$ 1,505	$ 1,249	$ 1,157	$ 2,517	$ 2,225	$ 2,521	$ 2,659	$ 3,031	$ 2,603	$ -	$ -	$ -	$ 19,467
Total Revenues	**$ 1,505**	**$ 6,924**	**$ 544,741**	**$ 13,435**	**$ 6,738**	**$ 12,603**	**$ 136,230**	**$ 4,940**	**$ 14,209**	**$ -**	**$ -**	**$ -**	**$ 741,326**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 800	$ -	$ -	$ -	$ 800	$ -	$ 800	$ -	$ -	$ -	$ 3,200
Employer FICA Expense	$ 61	$ -	$ 61	$ -	$ -	$ -	$ 61	$ -	$ 61	$ -	$ -	$ -	$ 245
Engineering	$ 425	$ 168	$ 293	$ 648	$ -	$ 820	$ 125	$ 168	$ -	$ -	$ -	$ -	$ 2,645
Attorney	$ 1,627	$ 137	$ 936	$ 671	$ 165	$ 135	$ 799	$ 183	$ -	$ -	$ -	$ -	$ 4,652
Annual Audit	$ -	$ -	$ -	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
Assessment Administration	$ 5,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,150
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ -	$ -	$ -	$ 4,056
Trustee Fees	$ 2,352	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,680	$ -	$ -	$ -	$ -	$ 4,031
Management Fees	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ -	$ -	$ -	$ 33,750
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ 1,460
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ 974
Postage & Delivery	$ 57	$ 66	$ 83	$ 150	$ 31	$ 106	$ 304	$ 143	$ 23	$ -	$ -	$ -	$ 962
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	$ 42	$ -	$ -	$ -	$ 334
Office Supplies	$ 1	$ 5	$ 2	$ 3	$ 1	$ 1	$ 183	$ 5	$ 1	$ -	$ -	$ -	$ 203
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 20,874**	**$ 6,585**	**$ 6,686**	**$ 6,342**	**$ 10,711**	**$ 5,576**	**$ 7,145**	**$ 7,149**	**$ 5,399**	**$ -**	**$ -**	**$ -**	**$ 76,467**
Field Expenditures													
Property Insurance	$ 6,775	$ -	$ -	$ 301	$ -	$ -	$ -	$ -	$ 442	$ -	$ -	$ -	$ 7,518
Field Management	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ -	$ -	$ -	$ 11,588
Landscape Maintenance	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,294	$ 12,663	$ 12,663	$ -	$ -	$ -	$ 111,384
Landscape Replacement	$ -	$ -	$ 1,740	$ -	$ -	$ -	$ -	$ -	$ 19,465	$ -	$ -	$ -	$ 21,205
Lake Maintenance	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ 125	$ -	$ -	$ -	$ 1,125
Streetlights	$ 3,408	$ 3,408	$ 3,408	$ 3,278	$ 3,221	$ 3,244	$ 3,221	$ 3,221	$ 3,210	$ -	$ -	$ -	$ 29,618
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	$ 1,294	$ -	$ -	$ -	$ 20,029
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 111	$ 136	$ 1,199	$ 108	$ -	$ 1,219	$ 299	$ 172	$ 1,936	$ -	$ -	$ -	$ 5,179
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**	**$ 18,822**	**$ 40,422**	**$ -**	**$ -**	**$ -**	**$ 228,661**

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	$ 1,254	$ -	$ -	$ -	$ 26,235
Playground Lease	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ 4,513	$ -	$ -	$ -	$ 40,615
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ 130	$ 130	$ 130	$ 260	$ 130	$ 130	$ -	$ 130	$ 130	$ -	$ -	$ -	$ 1,170
Janitorial Service	$ 300	$ 550	$ 1,350	$ 1,100	$ 1,100	$ 1,325	$ 1,310	$ 1,320	$ 1,320	$ -	$ -	$ -	$ 9,675
Amenity Management	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ -	$ -	$ -	$ 9,375
Security Services	$ -	$ -	$ 1,505	$ -	$ 120	$ 2,967	$ 2,012	$ 3,247	$ 1,919	$ -	$ -	$ -	$ 11,769
Pool Maintenance	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,050	$ -	$ -	$ -	$ 18,050
Pool Permit Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ -	$ -	$ -	$ -	$ 280
Amenity Repairs & Maintenance	$ 215	$ 1,855	$ 470	$ 631	$ -	$ 330	$ 330	$ 1,208	$ -	$ -	$ -	$ -	$ 5,039
Holiday Décor	$ 4,807	$ -	$ -	$ 4,807	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,614
Contingency	$ 705	$ 337	$ 718	$ -	$ 280	$ 379	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,419
Total Amenity Expenditures:	**$ 19,589**	**$ 18,069**	**$ 17,611**	**$ 19,926**	**$ 12,224**	**$ 14,998**	**$ 12,850**	**$ 15,262**	**$ 12,227**	**$ -**	**$ -**	**$ -**	**$ 142,755**
Total Expenditures	**$ 73,314**	**$ 30,806**	**$ 29,609**	**$ 27,994**	**$ 32,660**	**$ 30,577**	**$ 27,966**	**$ 25,971**	**$ 45,821**	**$ -**	**$ -**	**$ -**	**$ 447,883**
Excess (Deficiency) of Revenues over Expenditures	$ (71,809)	$ (23,882)	$ 515,132	$ (14,558)	$ (25,922)	$ (17,974)	$ 108,263	$ (21,031)	$ (31,611)	$ -	$ -	$ -	$ 293,442

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
6/15/26	05/01-05/31/26	$ 2,801.23	$ -	$ (56.03)	$ -	$ 2,745.20	$ 954.47	$ 1,790.73	$ 2,745.20
6/24/26	6/1/26	$ 31,262.22	$ -	$ (625.25)	$ -	$ 30,636.97	$ 10,652.04	$ 19,984.93	$ 30,636.97
	Total	$ 2,184,863.55	$ (69,241.56)	$ (42,753.58)	$ 3,195.41	$ 2,076,180.49	$ 721,858.33	$ 1,354,322.16	$ 2,076,180.49

	101.22%	Net Percentage Collected
0		Balance Remaining To Collect