

*Bradbury
Community Development District*

Meeting Agenda

October 22, 2026

AGENDA

Bradbury

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 15, 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, October 22, 2026 at 9:30 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/81015630323>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 810 1563 0323

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the July 23, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Ratifying Adoption of Amended Amenity Policy Language
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Ratification of Fiscal Year 2026 Audit Services Engagement Letter
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Fiscal Year 2026 Goals & Objectives Report
 - ii. Ratification of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, July 23, 2026** at 11:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley
Lindsey Roden
Jessica Spencer

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Merideth Hammock *by Zoom*
Joel Blanco
Matt Fisher
Christine Wells

District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager, GMS
Field Manager, GMS
District Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 11:02 a.m. and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 25, 2026 Board of Supervisors Meeting

Ms. Burns presented the minutes from the June 25, 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 June 25, 2026 Board of Supervisors meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns noted that this public hearing had been advertised per Florida statute and asked for a motion to open the public hearing.

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

ii. Consideration of Resolution 2026-08 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented the resolution that was provided in the agenda for review and gave a brief overview for the Board and stated there are no changes to the current assessment that totals \$945.58 per unit. She asked for any Board requested changes or questions.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-08 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented the resolution and stated that this will certify the operation and maintenance assessments for collection based on the budget approved by the Board as well as the previously levied debt assessment.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-10
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns presented the resolution and noted that the meetings will be on the fourth Thursday of every other month. She noted that the December meeting was moved because it fell on the week of

Christmas and the Landowners' Meeting will be held in November. She offered to answer any questions for the Board.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-11
Designating a Date, Time, and Location for the
Landowners' Meeting and Election
(Wednesday, November 4, 2026) (Seat #1, Seat
#2, & Seat #4)**

Ms. Burns presented the resolution and noted that three seats will be up for election with a proposed date of Wednesday, November 4, 2026.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-11 Designating a Date, Time, and Location for Landowners' Meeting and Election on Wednesday, November 4, 2026 (Seat #1, Seat #2, & Seat #4), was approved.

SEVENTH ORDER OF BUSINESS

Goals & Objectives

B. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns noted that the goals and objectives were provided in the agenda packet for review which happen to be the same Goals that were presented for 2026.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns asked for the Board to authorize the Chair to execute the final documents of the 2026 goals and objectives in which staff will place on the District's website complying with Florida statute. She asked for a motion to approve both A and B.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Adoption of Fiscal Year 2027 Goals & Objectives and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had no specific report for the Board today and offered to answer any questions.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Blanco presented the field manager's report that was provided in the agenda package for review and summarized completed and ongoing projects for the Board.

i. Consideration of Proposal to Add an Additional Day of Service to Janitorial Maintenance Service Contract

Mr. Blanco noted that the amenity has been experiencing higher use than it was the previous year and presented a proposal for an additional day of service for janitorial services. The cost of the additional day is \$185 monthly up until Labor Day moving from three-days per week to four-days per week.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Proposal to Add an Additional Day of Service to Janitorial Maintenance Service Contract, were approved.

ii. Consideration of Proposal to Add an Additional Day of Service to Pool Maintenance Service Contract

Mr. Blanco presented a proposal for an extra day of service to the pool maintenance service contract totaling an additional \$175 per visit.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal to Add an Additional Day of Service to Pool Maintenance Service Contract, was approved.

B. 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. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

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

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

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ADOPTION OF AN AMENDMENT TO THE AMENITY POLICIES WITHIN THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, on May 21, 2025, the Board adopted Resolution 2025-06, adopting amenity rules and policies, a suspension and termination rule, and rates, fees and charges, as amended on August 20, 2025, by Resolution 2025-12 (together, “**Policies**”); and

WHEREAS, on June 25, 2026, the Board found that it was in the best interest of the District to amend the Policies by adding rules related to usage of the picnic pavilion area of the District (“**Amended Policies**”), as set forth in **Exhibit A**, which relates to use of the District’s amenity facilities and other District-owned property, for immediate use and application; and

WHEREAS, the Board desires to ratify all actions taken by the Board, District Manager, and District staff in the implementation of the Amended Policies and ratify the adoption of the Amended Policies.

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

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

SECTION 2. The attached Amended Policies, attached hereto as **Exhibit A**, are hereby ratified and approved pursuant to this Resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 3. The actions of the District Manager and District staff in the implementation of the Amended Policies are hereby ratified and approved.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of October 2026.

ATTEST:

**BRADBURY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Policies

EXHIBIT A

Amended Policies

BRADBURY COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES¹

ADOPTED MAY 21, 2025

AMENDED AUGUST 20, 2025

AMENDED JUNE 25, 2026, RATIFIED OCTOBER 22, 2026

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190 of the Florida Statutes, and on May 21, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Bradbury Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, as amended from time to time.

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, playground, multi-purpose field(s), picnic pavilion, gym, dog park, and lakes together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Bradbury Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Bradbury Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, including but not limited to: an Amenity Manager, Field Manager, Pool Attendants, Security Guards, District Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth

herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments ("O&M Assessments") payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive two Access Cards.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron may accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere,

to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household under all circumstances.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Access Cards free of charge. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, tot lot, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
 - (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District in writing at least a week in advance of such request. Proof of liability insurance acceptable to the District shall also be

required.

- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

MULTI-PURPOSE FIELD AND PICNIC PAVILION POLICIES

- (1) Use at Own Risk. Patrons may use the multi-purpose field and picnic pavilion at their own risk and must comply with all posted signage.
- (2) First Come Basis. All areas are open for Patrons' use unless a District event, or a Patron's approved reserved event, is taking place. Use of the multi-purpose field or picnic pavilion is limited to one (1) hour when others are waiting.
- (3)(4) Hours. The multi-purpose field and picnic pavilion shall be available for use from sunrise until sunset. No access will be allowed, by a Patron or any other person, before or after multi-purpose field and picnic pavilion hours.
- (4)(2) Eligible Users. Patrons and Guests ten (10) years of age and older are permitted to use the multi-purpose field. Children under ten (10) years of age must be accompanied at all times by a guardian or adult Patron over (18) years of age during usage of the multi-purpose field.
- (5)(3) Emergencies. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the District Manager, whose number is on the District's website.
- (4) Reservations. This facility is on a first come, first serve basis, unless reserved in accordance with the Facility Rental Policies described herein. Use of a field is limited to one (1) hour when others are waiting.
- (6) Glass Containers. No glass containers or breakable objects of any kind are permitted on the multi-purpose field or picnic pavilion.
- (7) Noise. The volume of live or recorded music must not violate applicable Polk County noise ordinances or

unreasonably interfere with residents' enjoyment of their homes.

(8)(5) General Policies.

- (a) The multi-purpose field and picnic pavilion ~~is~~ are not to be used for events other than athletic events, picnic gatherings, Board approved reservations, or District sponsored events.
- (b) Pets (other than service animals), bicycles, skates, skateboard, scooters, rollerblades and motorized vehicles of any kind are not permitted in the multi-purpose field or picnic pavilion at any time.
- (c) Alcoholic beverages, glass containers and other breakable items are prohibited.
- (d) The use of profanity or disruptive behavior is prohibited.
- (e) Patrons must bring their own sports equipment (e.g., soccer balls, softball bats, etc.) for use at the multi-purpose field.
- (f) Persons using the multi-purpose field or picnic pavilion must clean up all food, beverages and miscellaneous trash brought to the multi-purpose field and/or picnic pavilion.
- (g) Use of the ~~mMulti-pP~~urpos ~~f~~ield may be limited from time to time due to a District-sponsored event.

LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) Patrons may fish from District Lakes in designated areas only. However, the District has a "catch and release" policy for all fish caught.
- (5) Pets are not allowed in District Lakes.
- (6) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (7) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.

- (8) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (9) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (10) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (11) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (12) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: May 21, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on May 21, 2025 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Bradbury Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. Access Card. Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the

- letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
 - c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual User Fee	\$2,000.00 - \$4,000.00
Replacement Access Card	\$25.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee	Up to \$500.00



Bradbury Community Development District Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____
(Within Bradbury CDD) Street Address Haines City FL 33844
City State ZIP Code

Mailing Address: _____
(If different from Residential) Street Address City State ZIP Code

Phone: _____ Email: _____

Additional Resident(s): _____
(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Bradbury Community Development District.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:

amenityaccess@gmscf.com

OR MAIL TO:

Bradbury CDD
Attn: Amenity Access
219 E Livingston St
Orlando, FL 32801

FOR OFFICE USE ONLY:

Date Received: _____
Date Issued: _____
Card(s): _____
Lease Term End: _____

ADDITIONAL INFORMATION REGARDING THE CDD: <https://Bradburycdd.com/>

CONTACT OUR OFFICE: Phone: (689) 500-4540 / Email: amenityaccess@gmscf.com

TO REPORT AMENITY POLICY VIOLATIONS: Phone: (321) 248-2141

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the _____ Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o _____.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within **two (2)** business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in [REDACTED] County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

_____ COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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(561) 994-9299 • (800) 299-4728
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October 20, 2026

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

We are pleased to confirm our understanding of the services we are to provide Bradbury Community Development District, City of Haines City, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bradbury Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

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

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

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

Audit Objectives

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

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

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

Our fee for these services will not exceed \$6,100 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates

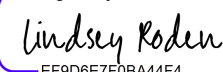


Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Bradbury Community Development District.

Signed by:

By: 
EF9D6E7E0BA44E4...

Title: Vice Chair

Date: 2026-10-20



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VII

SECTION B

SECTION 1



MEMORANDUM

DATE: AUGUST 18, 2026
TO: BRADBURY COMMUNITY DEVELOPMENT DISTRICT (CDD)
FROM: REY MALAVE, PE, ASSOCIATE VICE PRESIDENT, DEWBERRY
SUBJECT: BRADBURY CDD ANNUAL GOALS INSPECTION

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Bradbury CDD, conducted on July 16, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. Stormwater structure maintenance and general curb repairs are recommended.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

SECTION 2



Dewberry Engineers Inc. 800 N. Magnolia Ave, Suite 1000 Orlando, FL 32803	407.843.5120 407.649.8664 fax www.dewberry.com
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Sent Via Email: jburns@gmscfl.com

August 21, 2026

Ms. Jillian Burns, District Manager
Bradbury Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2027-1
Bradbury Community Development District
District Engineering Services – FY 2027
Haines City, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide professional consulting services for the Bradbury Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$500.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000,

Ms. Jillian Burns
Bradbury CDD
Work Authorization 2027-1
August 21, 2026

Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

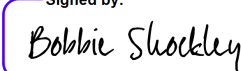


Reinardo Malavé, P.E.
Associate Vice President

RM:ap

M: \Proposals - Public\Municipal\Crosswinds CDD\Bradbury CDD 2027 District Engineering Services_08-21-2026

APPROVED AND ACCEPTED

Signed by:

By: B48EE8E149CE478...
Authorized Representative of
Bradbury Community Development District
Date: 2026-09-18



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

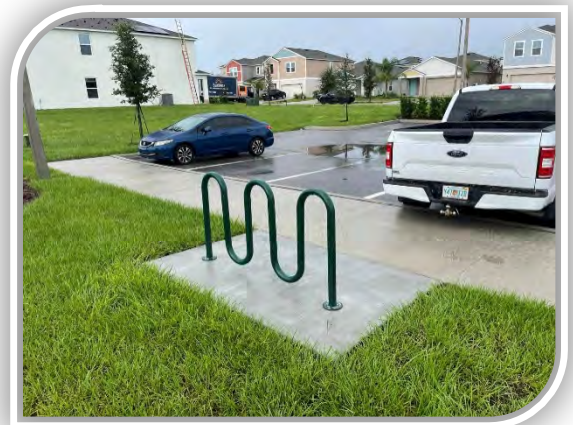
SECTION C

Bradbury CDD

Field Management Report

Completed Items

- Maintenance installed a bike rack at the front of the amenity, that was left by the playground equipment vendor.
- Missing street sign blades on Harrod Pl./Grasmere St. were installed.
- Maintenance started addressing items from the engineer's report (removing sediment and vegetation and clearing out MES from various inlets).
- About (12) tires were removed and disposed of behind Phase 2 easement on Bradbury Rd.
- Completed vent installation for better air flow in both amenity restrooms (areas only had a decorative vent covering the area without opening resulting in air being trapped and residents complaining about difficulty in the doors opening.)



Contracted Services

- GMS staff performed thorough reviews of contracted services with vendors performing at satisfactory levels.
- Landscaping schedule has changed from weekly to the seasonal bi-weekly starting in October and ending in March.

In Progress

- Sidewalk repairs are scheduled by pocket parks on Belfast Pl. and by the walking path behind the amenity.



Bradbury - CDD

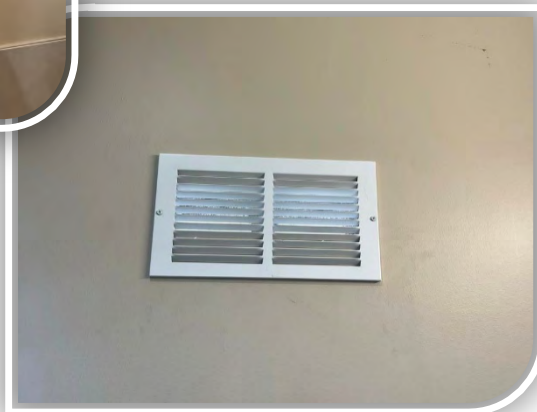
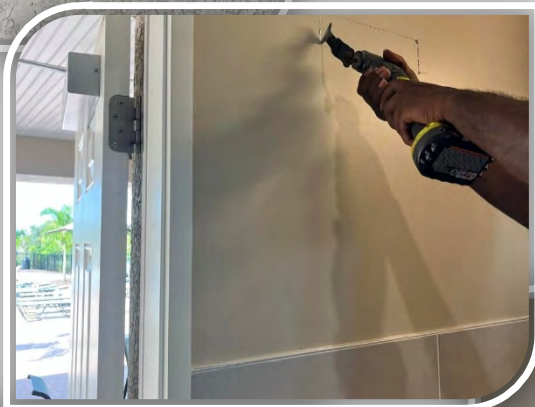
Field Management Report – Photo Supplement

Completed Maintenance Items



Photo Description:

- ✚ Completed restroom air vents for better air flow.
- ✚ Tire removal at the back of Phase 2 on Bradbury Rd.
- ✚ Sediment and vegetation removal at several outlets throughout the district.



Completed Maintenance Items



SECTION D

SECTION 1

Bradbury Community Development District

Summary of Check Register

July 14, 2026 to September 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
Truist	7/23/26	483-484	\$ 8,419.82
	8/4/26	485-488	\$ 2,934.60
	8/12/16	489-494	\$ 21,823.55
	8/24/26	495-501	\$ 11,846.29
	9/11/26	502-509	\$ 47,175.86
	9/20/26	510-514	\$ 9,603.46
	9/25/26	515-516	\$ 21,449.48
		Autodrafts	\$ 17,280.76
			\$ 140,533.82
Payroll	<u>July 2026</u>		
	Kristin K Cassidy		\$ -
	Lindsey E Roden	50039	\$ 150.00
	Bobbie J Shockley	50040	\$ 150.00
	Jessica M Spencer	50041	\$ 184.70
			\$ 484.70
Total Amount			\$ 141,018.52

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/23/26	00004	7/01/26 176	202607 320-53800-34000		*	1,287.50	
		7/01/26 176	202607 320-57200-48300		*	13.39	
		7/01/26 177	202607 310-51300-34000		*	3,750.00	
		7/01/26 177	202607 310-51300-35200		*	108.17	
		7/01/26 177	202607 310-51300-35100		*	162.25	
		7/01/26 177	202607 310-51300-31300		*	450.67	
		7/01/26 177	202607 320-57200-48300		*	1,041.67	
		7/01/26 177	202607 310-51300-51000		*	3.55	
		7/01/26 177	202607 310-51300-42000		*	26.01	
			GOVERNMENTAL MANAGEMENT SERVICES-CF				6,843.21 000483
7/23/26	00016	7/15/26 15337	202606 310-51300-31500		*	1,576.61	
			KILINSKI VAN WYK PLLC				1,576.61 000484
8/04/26	00043	7/30/26 22258	202607 320-53800-47000		*	125.00	
			AQUATIC WEED MANAGEMENT INC.				125.00 000485
8/04/26	00061	7/29/26 18558	202607 330-57200-48200		*	1,300.00	
			CLEAN STAR SERVICES				1,300.00 000486
8/04/26	00056	7/16/26 1174	202607 330-57200-34500		*	120.00	
			CURRENT DEMANDS ELECTRICAL				120.00 000487
8/04/26	00066	7/13/26 103005	202607 330-57200-34500		*	463.20	
		7/20/26 103110	202607 330-57200-34500		*	463.20	
		7/27/26 103225	202607 330-57200-34500		*	463.20	
			NATION SECURITY SERVICES				1,389.60 000488
8/12/26	00012	7/31/26 22498232	202606 310-51300-31100		*	362.50	

BRBU BRADBURY KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/31/26	22498233 202606 310-51300-31100	ENGINEER SERVICES JUN26	*	167.50	
				DEWBERRY ENGINEERS INC.			530.00 000489
8/12/26 00039		7/31/26	7821728 202607 310-51300-48000	NOT OF FY27 BUDGET ADOPT	*	699.94	
				USA TODAY CO. LOCAL IQ			699.94 000490
8/12/26 00048		8/06/26	090126 202608 300-15500-10000	PLAYGROUND LEASE SEP26	*	4,512.77	
				HEIDI BONNETT			4,512.77 000491
8/12/26 00066		3/16/26	101341 202603 330-57200-34500	GUARD SERVICES 3.14-3.15	*	463.20	
		5/04/26	102033 202605 330-57200-34500	GUARD SERVICES 4.27-5.03	*	463.20	
		6/29/26	102719 202606 330-57200-34500	GUARD SERVICES 6.22-6.28	*	463.20	
				NATION SECURITY SERVICES			1,389.60 000492
8/12/26 00038		7/31/26	25421 202607 320-53800-47300	REPLACE SPRAY HEADS	*	152.24	
		8/01/26	25453 202608 320-53800-46200	LANDSCAPE MAINT. AUG26	*	12,294.00	
		8/01/26	25583 202608 320-53800-46200	AUG MAINT. FUEL CHARGE	*	245.00	
				PRINCE & SONS INC.			12,691.24 000493
8/12/26 00058		8/01/26	AV33098 202608 320-57200-48500	POOL SERVICE AUG26	*	2,000.00	
				RESORT POOL SERVICES			2,000.00 000494
8/24/26 00056		8/14/26	1188 202608 330-57200-34500	REMOTE MONITORING POOL	*	120.00	
				CURRENT DEMANDS ELECTRICAL			120.00 000495
8/24/26 00004		8/01/26	178 202608 320-53800-34000	FIELD MANAGEMENT AUG26	*	1,287.50	
		8/01/26	179 202608 310-51300-34000	MANAGEMENT FEES AUG26	*	3,750.00	
		8/01/26	179 202608 310-51300-35200	WEBISTE ADMIN AUG26	*	108.17	
		8/01/26	179 202608 310-51300-35100	INFO TECHNOLOGY AUG26	*	162.25	
		8/01/26	179 202608 310-51300-31300	DISSEMINATION AGENT AUG26	*	450.67	

BRBU BRADBURY KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/01/26 179	202608 320-57200-48300		*	1,041.67	
		AMENITY ACCESS AUG26					
		8/01/26 179	202608 310-51300-51000		*	3.82	
		OFFICE SUPPLIES					
		8/01/26 179	202608 310-51300-42000		*	70.10	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,874.18 000496
8/24/26 00016		8/14/26 15718	202607 310-51300-31500		*	2,199.50	
		GENERAL COUNSEL JUL26					
				KILINSKI VAN WYK PLLC			2,199.50 000497
8/24/26 00059		8/03/26 72098216	202608 330-57200-48100		*	130.00	
		PEST CONTROL AUG26					
				MASSEY SERVICES INC.			130.00 000498
8/24/26 00066		8/03/26 103352	202608 330-57200-34500		*	463.20	
		GUARD SERVICES 7.27-8.02					
		8/10/26 103465	202608 330-57200-34500		*	463.20	
		GUARD SERVICES 8.03-8.09					
		8/17/26 103573	202608 330-57200-34500		*	463.20	
		GUARD SERVICES 8.10-8.16					
				NATION SECURITY SERVICES			1,389.60 000499
8/24/26 00038		8/07/26 25735	202608 320-53800-47300		*	83.01	
		REPLACE POP UP SPRAY					
				PRINCE & SONS INC.			83.01 000500
8/24/26 00058		6/25/26 QB-93716	202606 320-57200-48500		*	175.00	
		REINSTALL LIGHT					
		8/07/26 33195	202608 320-57200-48500		*	875.00	
		SERVICE UNTIL LABOR DAY					
				RESORT POOL SERVICES			1,050.00 000501
9/11/26 00043		8/31/26 22448	202608 320-53800-47000		*	125.00	
		POND MAINTENANCE AUG26					
				AQUATIC WEED MANAGEMENT INC.			125.00 000502
9/11/26 00052		8/24/26 082426	202608 300-20700-10000		*	21,816.93	
		TSNFR OF TAX RECEIPT S23					
				BRADBURY CDD C/O US BANK			21,816.93 000503
9/11/26 00061		8/27/26 18826	202608 330-57200-48200		*	1,380.00	
		JANITORIAL SERVICES AUG26					
				CLEAN STAR SERVICES			1,380.00 000504
				BRBU BRADBURY			
				KCOSTA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/11/26	00012	8/20/26 22500585	202607 310-51300-31100	ENGINEER SERVICES JUL26	*	3,875.75	
				DEWBERRY ENGINEERS INC.			3,875.75 000505
9/11/26	00048	9/10/26 10012026	202609 300-15500-10000	PLAYGROUND LEASE OCT26	*	4,512.78	
				HEIDI BONNETT			4,512.78 000506
9/11/26	00066	8/24/26 103683	202608 330-57200-34500	GUARD SERVICES 8.17-8.23	*	463.20	
		8/31/26 103806	202608 330-57200-34500	GUARD SERVICES 8.24-8.30	*	463.20	
				NATION SECURITY SERVICES			926.40 000507
9/11/26	00038	9/01/26 26080	202609 320-53800-46200	LANDSCAPE MAINT. SEP26	*	12,294.00	
		9/01/26 26201	202609 320-53800-46200	SEP MAINT. FUEL CHARGE	*	245.00	
				PRINCE & SONS INC.			12,539.00 000508
9/11/26	00058	9/01/26 33543	202609 320-57200-48500	POOL MAINTENANCE SEP26	*	2,000.00	
				RESORT POOL SERVICES			2,000.00 000509
9/21/26	00056	9/16/26 1205	202609 330-57200-34500	REMOTE MONITORING POOL	*	120.00	
				CURRENT DEMANDS ELECTRICAL			120.00 000510
9/21/26	00012	9/10/26 22502585	202608 310-51300-31100	ENGINEER SERVICES AUG26	*	1,537.50	
				DEWBERRY ENGINEERS INC.			1,537.50 000511
9/21/26	00016	9/14/26 15954	202608 310-51300-31500	GENERAL COUNSEL AUG26	*	289.00	
				KILINSKI VAN WYK PLLC			289.00 000512
9/21/26	00059	9/06/26 72559130	202609 330-57200-48100	PEST CONTROL SEP262	*	130.00	
				MASSEY SERVICES INC.			130.00 000513
9/21/26	00066	6/01/26 102349	202605 330-57200-34500	GUARD SERVICES 5.25-5.31	*	1,736.96	
		6/08/26 102459	202606 330-57200-34500	GUARD SERVICES 6.01-6.07	*	1,621.20	
		6/15/26 102571	202606 330-57200-34500	GUARD SERVICES 6.08-6.14	*	1,621.20	

BRBU BRADBURY KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/22/26	102572 202606 330-57200-34500 GUARD SERVICES 6.15-6.21		*	1,621.20	
		9/07/26	104029 202609 330-57200-34500 GUARD SERVICES 8.31-9.06		*	463.20	
		9/14/26	104030 202609 330-57200-34500 GUARD SERVICES 9.07-9.13		*	463.20	
NATION SECURITY SERVICES							7,526.96 000514
9/25/26	00003	9/14/26	34003 202609 300-15500-10000 POLICY #100126945 FY27		*	13,618.00	
EGIS INSURANCE ADVISORS							13,618.00 000515
9/25/26	00004	8/31/26	182 202608 320-53800-49001 AMENITY RESTROOM VENT		*	525.00	
		8/31/26	183 202608 320-53800-49001 INSTALL AMEN. POLICY SIGN		*	471.26	
		9/01/26	180 202609 320-53800-34000 FIELD MANAGEMENT SEP26		*	1,287.50	
		9/01/26	181 202609 310-51300-34000 MANAGEMENT FEES SEP26		*	3,750.00	
		9/01/26	181 202609 310-51300-35200 WEBSITE ADMIN SEP26		*	108.17	
		9/01/26	181 202609 310-51300-35100 INFO TECHNOLOGY SEP26		*	162.25	
		9/01/26	181 202609 310-51300-31300 DISSEMINATION AGENT SEP26		*	450.67	
		9/01/26	181 202609 320-57200-48300 AMENITY ACCESS SEP26		*	1,041.67	
		9/01/26	181 202609 310-51300-51000 OFFICE SUPPLIES		*	1.29	
		9/01/26	181 202609 310-51300-42000 POSTAGE		*	33.67	
GOVERNMENTAL MANAGEMENT SERVICES-CF							7,831.48 000516
TOTAL FOR BANK A						123,253.06	

BRBU BRADBURY KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/23/26	00033	7/15/26 0351-06. 202606 320-53800-43000 596 AMBLESIDE DR JUN26		DUKE ENERGY	*	23.02	23.02 080132
7/23/26	00033	7/15/26 5062-06. 202606 320-53800-43000 3498 RUTLAND LN JUN26		DUKE ENERGY	*	23.27	23.27 080133
7/23/26	00033	7/15/26 9445-06. 202606 320-53800-43000 2056 KINGSMEN CT JUN26		DUKE ENERGY	*	20.74	20.74 080134
7/23/26	00033	7/16/26 2066-06. 202606 330-57200-43000 733 AMBLESIDE DR JUN26		DUKE ENERGY	*	901.26	901.26 080135
7/28/26	00033	7/20/26 4052-07. 202607 320-53800-43100 0000 E HINSON AVE		DUKE ENERGY	*	3,209.50	3,209.50 080136
8/12/26	00044	7/27/26 6818-07. 202607 330-57200-43200 733 AMBLESIDE DR JUL26		CITY OF HAINES CITY	*	136.84	136.84 080137
8/12/26	00044	7/27/26 6819-07. 202607 330-57200-43200 733 AMBLESIDE DR JUL26		CITY OF HAINES CITY	*	517.02	517.02 080138
8/12/26	00044	7/27/26 6820-07. 202607 330-57200-43200 733 AMBLESIDE DR JUL26		CITY OF HAINES CITY	*	708.84	708.84 080139
8/12/26	00044	7/27/26 9416-07. 202607 320-53800-43200 894 AMBLESIDE DR JUL26		CITY OF HAINES CITY	*	250.62	250.62 080140
8/12/26	00044	7/27/26 9417-07. 202607 320-53800-43200 597 AMBLESIDE DR JUL26		CITY OF HAINES CITY	*	160.91	160.91 080141
8/12/26	00044	7/27/26 9418-07. 202607 320-53800-43200 1884 GRASMERE DR JUL26		CITY OF HAINES CITY	*	198.11	198.11 080142
8/12/26	00044	7/27/26 9419-07. 202607 320-53800-43200 1849 GRASMERE DR JUL26		CITY OF HAINES CITY	*	108.40	108.40 080143
				BRBU BRADBURY	KCOSTA		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/12/26	00044	7/27/26 9420-07. 202607 320-53800-43200 2671 SEDGEFIELD CT JUL26		CITY OF HAINES CITY	*	38.27	38.27 080144
8/12/26	00044	7/27/26 9421-07. 202607 320-53800-43200 2175 OLDHAM CT JUL26		CITY OF HAINES CITY	*	209.05	209.05 080145
8/12/26	00044	7/27/26 9422-07. 202607 320-53800-43200 3130 UPTON AVE JUL26		CITY OF HAINES CITY	*	246.24	246.24 080146
8/12/26	00044	7/27/26 9423-07. 202607 320-53800-43200 3498 RUTLAND LN JUL26		CITY OF HAINES CITY	*	207.67	
		7/27/26 9423-07. 202607 320-53800-43200 3498 RUTLAND LN JUL26		CITY OF HAINES CITY	V	207.67-	.00 080147
8/19/26	00033	8/14/26 0351-07. 202607 320-53800-43000 596 AMLBESIDE DR JUL26		DUKE ENERGY	*	22.86	22.86 080149
8/19/26	00033	8/14/26 2066-07. 202607 330-57200-43000 733 AMBLESIDE DR JUL26		DUKE ENERGY	*	827.20	827.20 080150
8/19/26	00033	8/14/26 5062-07. 202607 320-53800-43000 3498 RUTLAND LN JUL26		DUKE ENERGY	*	23.08	23.08 080151
8/19/26	00033	8/14/26 9445-07. 202607 320-53800-43000 2056 KINGSMEN CT JUL26		DUKE ENERGY	*	20.70	20.70 080152
8/19/26	00044	7/27/26 9423-07. 202607 320-53800-43200 3498 RUTLAND LN JUL26		CITY OF HAINES CITY	*	204.67	204.67 080153
9/10/26	00033	8/20/26 4052-08. 202608 320-53800-43100 0000 E HINSON AVE AUG26		DUKE ENERGY	*	3,209.50	3,209.50 080154
9/15/26	00044	8/31/26 6818-08. 202608 330-57200-43200 733 AMBLESIDE DR AUG26		CITY OF HAINES CITY	*	114.96	114.96 080155

BRBU BRADBURY KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/15/26	00044	8/31/26 6819-08. 202608 330-57200-43200 733 AMBLESIDE DR AUG26		CITY OF HAINES CITY	*	405.71	405.71 080156
9/15/26	00044	8/31/26 6820-08. 202608 330-57200-43200 733 AMBLESIDE DR AUG26		CITY OF HAINES CITY	*	476.99	476.99 080157
9/15/26	00044	8/31/26 9416-08. 202608 320-53800-43200 894 AMBLESIDE DR AUG26		CITY OF HAINES CITY	*	176.23	176.23 080158
9/15/26	00044	8/31/26 9417-08. 202608 320-53800-43200 597 AMBLESIDE DR AUG26		CITY OF HAINES CITY	*	136.84	136.84 080159
9/15/26	00044	8/31/26 9418-08. 202608 320-53800-43200 1884 GRASMERE DR AUG26		CITY OF HAINES CITY	*	158.72	158.72 080160
9/15/26	00044	8/31/26 9419-08. 202608 320-53800-43200 1849 GRASMERE DR AUG26		CITY OF HAINES CITY	*	108.40	108.40 080161
9/15/26	00044	8/31/26 9420-08. 202608 320-53800-43200 2671 SEDGEFIELD CT AUG26		CITY OF HAINES CITY	*	33.89	33.89 080162
9/15/26	00044	8/31/26 9421-08. 202608 320-53800-43200 2175 OLDHAM CT AUG26		CITY OF HAINES CITY	*	147.78	147.78 080163
9/15/26	00044	8/31/26 9422-08. 202608 320-53800-43200 3130 UPTON AVE AUG26		CITY OF HAINES CITY	*	180.60	180.60 080164
9/15/26	00044	8/31/26 9423-08. 202608 320-53800-43200 3498 RUTLAND LN AUG26		CITY OF HAINES CITY	*	156.54	156.54 080165
9/25/26	00033	9/15/26 0351-08. 202608 320-53800-43000 596 AMBLESIDE DR AUG26		DUKE ENERGY	*	22.94	22.94 080166
9/25/26	00033	9/15/26 2066-08. 202608 330-57200-43000 733 AMBLESIDE DR AUG26		DUKE ENERGY	*	847.48	847.48 080167
				BRBU BRADBURY	KCOSTA		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/25/26	00033	9/15/26 5062-08.	202608 320-53800-43000	3498 RUTLAND LN AUG26	*	23.18	
				DUKE ENERGY			23.18 080168
9/25/26	00033	9/15/26 9445-08.	202608 320-53800-43000	2056 KINGSLEY CR AUG26	*	20.70	
				DUKE ENERGY			20.70 080169
9/25/26	00033	9/21/26 4052-09.	202609 320-53800-43100	0000 E HINSON AVE SEP26	*	3,209.70	
				DUKE ENERGY			3,209.70 080170
TOTAL FOR BANK Z						17,280.76	
TOTAL FOR REGISTER						140,533.82	

BRBU BRADBURY

KCOSTA

SECTION 2

Bradbury
Community Development District

Unaudited Financial Reporting
September 30, 2026



Table of Contents

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9	<u>Assessment Receipt Schedule</u>

Bradbury
Community Development District
Combined Balance Sheet
September 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash				
Operating Account	\$ 43,264	\$ -	\$ -	\$ 43,264
State Board of Administration	\$ 610,933	\$ -	\$ -	\$ 610,933
Series 2023				
Reserve	\$ -	\$ 669,025	\$ -	\$ 669,025
Interest	\$ -	\$ -	\$ -	\$ -
Revenue	\$ -	\$ 768,317	\$ -	\$ 768,317
Construction	\$ -	\$ -	\$ 5	\$ 5
Prepaid Expenses	\$ 20,482	\$ -	\$ -	\$ 20,482
Total Assets	\$ 674,679	\$ 1,437,342	\$ 5	\$ 2,112,026
Liabilities:				
Accounts Payable	\$ 8,768	\$ -	\$ -	\$ 8,768
Total Liabilities	\$ 8,768	\$ -	\$ -	\$ 8,768
Fund Balance:				
Nonspendable:				
Prepays	\$ 20,482	\$ -	\$ -	\$ 20,482
Restricted:				
Debt Service - Series 2023	\$ -	\$ 1,437,342	\$ -	\$ 1,437,342
Capital Projects Fund	\$ -	\$ -	\$ 5	\$ 5
Unassigned	\$ 645,429	\$ -	\$ -	\$ 645,429
Total Fund Balances	\$ 665,911	\$ 1,437,342	\$ 5	\$ 2,103,258
Total Liabilities & Fund Balance	\$ 674,679	\$ 1,437,342	\$ 5	\$ 2,112,026

Bradbury
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance

Revenues:

Assessments - Tax Roll	\$ 713,185	\$ 713,185	\$ 721,880	\$ 8,695
Interest Income	\$ -	\$ -	\$ 26,589	\$ 26,589
Miscellaneous Income	\$ -	\$ -	\$ 80	\$ 80
Total Revenues	\$ 713,185	\$ 713,185	\$ 748,549	\$ 35,364

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 3,800	\$ 8,200
Employer FICA Expense	\$ 918	\$ 918	\$ 291	\$ 627
Engineering	\$ 15,000	\$ 15,000	\$ 8,588	\$ 6,412
Attorney	\$ 25,000	\$ 25,000	\$ 8,778	\$ 16,222
Annual Audit	\$ 6,100	\$ 6,100	\$ 6,000	\$ 100
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Trustee Fees	\$ 4,434	\$ 4,434	\$ 4,031	\$ 403
Management Fees	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Information Technology	\$ 1,947	\$ 1,947	\$ 1,947	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,298	\$ 1,298	\$ (0)
Postage & Delivery	\$ 600	\$ 600	\$ 1,092	\$ (492)
Insurance	\$ 6,219	\$ 6,219	\$ 5,732	\$ 487
Copies	\$ 500	\$ 500	\$ 359	\$ 141
Legal Advertising	\$ 2,500	\$ 2,500	\$ 3,162	\$ (662)
Other Current Charges	\$ 1,000	\$ 1,000	\$ 507	\$ 493
Office Supplies	\$ 500	\$ 500	\$ 212	\$ 288
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 134,199	\$ 134,199	\$ 101,981	\$ 32,218

Bradbury
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u><i>Field Expenditures</i></u>				
Property Insurance	\$ 13,200	\$ 13,200	\$ 7,518	\$ 5,682
Field Management	\$ 15,450	\$ 15,450	\$ 15,450	\$ -
Landscape Maintenance	\$ 157,788	\$ 157,788	\$ 149,001	\$ 8,787
Landscape Replacement	\$ 20,000	\$ 20,000	\$ 21,205	\$ (1,205)
Lake Maintenance	\$ 7,500	\$ 7,500	\$ 1,500	\$ 6,000
Streetlights	\$ 67,515	\$ 67,515	\$ 39,246	\$ 28,269
Electric	\$ 5,000	\$ 5,000	\$ 809	\$ 4,191
Water & Sewer	\$ 80,000	\$ 80,000	\$ 23,739	\$ 56,261
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 6,000	\$ 5,414	\$ 586
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ 6,399	\$ 8,601
Field Contingency	\$ 12,500	\$ 12,500	\$ 16,113	\$ (3,613)
Total Field Expenditures:	\$ 402,453	\$ 402,453	\$ 286,395	\$ 116,058
<u><i>Amenity Expenditures</i></u>				
Amenity - Electric	\$ 14,400	\$ 14,400	\$ 11,998	\$ 2,402
Amenity - Water	\$ 4,500	\$ 4,500	\$ 29,690	\$ (25,190)
Playground Lease	\$ 54,153	\$ 54,153	\$ 54,153	\$ 0
Internet	\$ 1,020	\$ 1,020	\$ -	\$ 1,020
Pest Control	\$ 1,560	\$ 1,560	\$ 1,560	\$ -
Janitorial Service	\$ 14,400	\$ 14,400	\$ 13,675	\$ 725
Amenity Management	\$ 12,500	\$ 12,500	\$ 12,513	\$ (13)
Security Services	\$ 20,000	\$ 20,000	\$ 21,972	\$ (1,972)
Pool Maintenance	\$ 24,000	\$ 24,000	\$ 25,100	\$ (1,100)
Pool Permit Fees	\$ -	\$ -	\$ 280	\$ (280)
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 6,612	\$ 3,388
Holiday Décor	\$ 10,000	\$ 10,000	\$ 9,614	\$ 386
Contingency	\$ 10,000	\$ 10,000	\$ 3,416	\$ 6,584
Total Amenity Expenditures:	\$ 176,533	\$ 176,533	\$ 190,583	\$ (14,050)
Total Expenditures	\$ 713,185	\$ 713,185	\$ 578,959	\$ 134,226
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 169,590	
Fund Balance - Beginning	\$ -		\$ 496,321	
Fund Balance - Ending	\$ -		\$ 665,911	

Bradbury
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments	\$ 1,338,050	\$ 1,338,050	\$ 1,354,363	\$ 16,313
Interest	\$ 28,359	\$ 28,359	\$ 46,886	\$ 18,527
Total Revenues	\$ 1,366,409	\$ 1,366,409	\$ 1,401,249	\$ 34,840
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		\$ 58,162	
Fund Balance - Beginning	\$ 695,579		\$ 1,379,180	
Fund Balance - Ending	\$ 718,901		\$ 1,437,342	

Bradbury
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 506,971	\$ 506,971
Interest	\$ -	\$ -	\$ 73	\$ 73
Total Revenues	\$ -	\$ -	\$ 507,044	\$ 507,044
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 511,404	\$ (511,404)
Total Expenditures	\$ -	\$ -	\$ 511,404	\$ (511,404)
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 - Tax Roll	\$ -	\$ 5,675	\$ 543,584	\$ 10,918	\$ 4,513	\$ 10,082	\$ 133,571	\$ 1,909	\$ 11,607	\$ 22	\$ -	\$ -	\$ 721,880
Interest Income	\$ 1,505	\$ 1,249	\$ 1,157	\$ 2,517	\$ 2,225	\$ 2,521	\$ 2,659	\$ 3,031	\$ 2,603	\$ 2,544	\$ 2,389	\$ 2,188	\$ 26,589
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ -	\$ 80
Total Revenues	\$ 1,505	\$ 6,924	\$ 544,741	\$ 13,435	\$ 6,738	\$ 12,603	\$ 136,230	\$ 4,940	\$ 14,209	\$ 2,566	\$ 2,469	\$ 2,188	\$ 748,549
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ 600	\$ -	\$ -	\$ 3,800
Employer FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ 61	\$ 46	\$ -	\$ -	\$ 291
Engineering	\$ 425	\$ 168	\$ 293	\$ 648	\$ -	\$ 820	\$ 125	\$ 168	\$ 530	\$ 3,876	\$ 1,538	\$ -	\$ 8,588
Attorney	\$ 1,627	\$ 137	\$ 936	\$ 671	\$ 165	\$ 135	\$ 799	\$ 183	\$ 1,577	\$ 2,200	\$ 289	\$ 61	\$ 8,778
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	\$ 451	\$ 451	\$ 451	\$ 5,408
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	\$ 3,750	\$ 3,750	\$ 3,750	\$ 45,000
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 1,947
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 1,298
Postage & Delivery	\$ 57	\$ 66	\$ 83	\$ 150	\$ 31	\$ 106	\$ 304	\$ 143	\$ 23	\$ 26	\$ 70	\$ 34	\$ 1,092
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 359
Legal Advertising	\$ -	\$ 1,739	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ -	\$ 374	\$ 3,162
Other Current Charges	\$ 22	\$ -	\$ 41	\$ 50	\$ 43	\$ 43	\$ 43	\$ 50	\$ 42	\$ 53	\$ 43	\$ 77	\$ 507
Office Supplies	\$ 1	\$ 5	\$ 2	\$ 3	\$ 1	\$ 1	\$ 183	\$ 5	\$ 1	\$ 4	\$ 4	\$ 1	\$ 212
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,874	\$ 6,585	\$ 6,686	\$ 6,342	\$ 10,711	\$ 5,576	\$ 7,145	\$ 7,149	\$ 7,505	\$ 11,974	\$ 6,415	\$ 5,018	\$ 101,981
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	\$ 1,288	\$ 1,288	\$ 1,288	\$ 15,450
Landscape Maintenance	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,294	\$ 12,663	\$ 12,663	\$ 12,539	\$ 12,539	\$ 12,539	\$ 149,001
Landscape Replacement	\$ -	\$ -	\$ 1,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,465	\$ -	\$ -	\$ -	\$ 21,205
Lake Maintenance	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 1,500
Streetlights	\$ 3,408	\$ 3,408	\$ 3,408	\$ 3,278	\$ 3,221	\$ 3,244	\$ 3,221	\$ 3,221	\$ 3,210	\$ 3,210	\$ 3,210	\$ 3,210	\$ 39,246
Electric	\$ 77	\$ 79	\$ 71	\$ 67	\$ 67	\$ 44	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 68	\$ 809
Water & Sewer	\$ 2,549	\$ 1,961	\$ 2,799	\$ 3,971	\$ 2,904	\$ 1,571	\$ 1,694	\$ 1,287	\$ 1,294	\$ 1,416	\$ 1,099	\$ 1,195	\$ 23,739
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 111	\$ 136	\$ 1,199	\$ 108	\$ -	\$ 1,219	\$ 299	\$ 172	\$ 1,936	\$ 152	\$ 83	\$ -	\$ 5,414
General Repairs & Maintenance	\$ 1,683	\$ 2,644	\$ -	\$ 220	\$ 551	\$ 927	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,399
Field Contingency	\$ 4,542	\$ 2,286	\$ -	\$ -	\$ 2,050	\$ 4,290	\$ 1,459	\$ -	\$ -	\$ -	\$ -	\$ 1,485	\$ 16,113
Total Field Expenditures:	\$ 32,851	\$ 24,221	\$ 22,923	\$ 21,652	\$ 22,500	\$ 25,001	\$ 20,821	\$ 18,822	\$ 40,489	\$ 18,796	\$ 18,410	\$ 19,910	\$ 286,395

Bradbury
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Amenity Expenditures</u>													
Amenity - Electric	\$ 831	\$ 776	\$ 2,443	\$ 880	\$ 875	\$ 978	\$ 874	\$ 846	\$ 901	\$ 827	\$ 847	\$ 921	\$ 11,998
Amenity - Water	\$ 5,047	\$ 6,866	\$ 3,440	\$ 4,695	\$ 2,165	\$ 1,335	\$ 770	\$ 664	\$ 1,254	\$ 1,363	\$ 998	\$ 1,095	\$ 29,690
Playground Lease	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 4,513	\$ 54,153
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 130	\$ 130	\$ 130	\$ 260	\$ 130	\$ 130	\$ -	\$ 130	\$ 130	\$ 130	\$ 130	\$ 130	\$ 1,560
Janitorial Service	\$ 300	\$ 550	\$ 1,350	\$ 1,100	\$ 1,100	\$ 1,325	\$ 1,310	\$ 1,320	\$ 1,320	\$ 1,300	\$ 1,380	\$ 1,320	\$ 13,675
Amenity Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,055	\$ 1,042	\$ 1,042	\$ 12,513
Security Services	\$ -	\$ -	\$ 1,505	\$ -	\$ 120	\$ 3,430	\$ 2,012	\$ 3,710	\$ 5,624	\$ 2,089	\$ 2,436	\$ 1,046	\$ 21,972
Pool Maintenance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,225	\$ 2,000	\$ 2,875	\$ 2,000	\$ 25,100
Pool Permit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Amenity Repairs & Maintenance	\$ 215	\$ 1,855	\$ 470	\$ 631	\$ 623	\$ 330	\$ 330	\$ 2,158	\$ -	\$ -	\$ -	\$ -	\$ 6,612
Holiday Décor	\$ 4,807	\$ -	\$ -	\$ 4,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,614
Contingency	\$ 705	\$ 337	\$ 718	\$ -	\$ 280	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ 996	\$ -	\$ 3,416
Total Amenity Expenditures:	\$ 19,589	\$ 18,069	\$ 17,611	\$ 19,926	\$ 12,847	\$ 15,461	\$ 12,850	\$ 16,662	\$ 17,009	\$ 13,276	\$ 15,217	\$ 12,066	\$ 190,583
Total Expenditures	\$ 73,314	\$ 48,875	\$ 47,220	\$ 47,920	\$ 46,057	\$ 46,038	\$ 40,816	\$ 42,634	\$ 65,003	\$ 44,047	\$ 40,042	\$ 36,994	\$ 578,959
Excess (Deficiency) of Revenues over Expenditures	\$ (71,809)	\$ (41,951)	\$ 497,521	\$ (34,485)	\$ (39,320)	\$ (33,435)	\$ 95,414	\$ (37,694)	\$ (50,794)	\$ (41,481)	\$ (37,572)	\$ (34,806)	\$ 169,590

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	50% of 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	Commission	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	\$ -	\$ -	\$ -	\$ 335.52	\$ 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		
7/31/26	04/01-06/30/26	\$ -	\$ -	\$ -	\$ 63.27	\$ 63.27	\$ 22.00	\$ 41.27	\$ 63.27		
Total		\$ 2,184,863.55	\$ (69,241.56)	\$ (42,753.58)	\$ 3,375.35	\$ 2,076,243.76	\$ 721,880.33	\$ 1,354,363.43	\$ 2,076,243.76		

101.22%	Net Percentage Collected
0	Balance Remaining To Collect