

BRADDOCK LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

July 1, 2025

**PUBLIC HEARINGS,
REGULAR MEETING AND
AUDIT COMMITTEE
MEETING AGENDA**

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Braddock Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 24, 2025

Board of Supervisors
Braddock Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Braddock Lakes Community Development District will hold Public Hearings, a Regular Meeting and Audit Committee Meeting on July 1, 2025, immediately following adjournment of the Landowners' Meeting scheduled to commence at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors (the following to be provided under separate cover)
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-33, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2025-34, Electing and Removing Certain Officers of the District, and Providing for an Effective Date
6. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2025-35, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Braddock Lakes Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
7. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Master Engineer's Report *(for informational purposes)*
 - D. Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2025-36, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
8. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
- A. Affidavit of Publication
 - B. Consideration of Resolution 2025-37, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

9. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
10. Consideration of Resolution 2025-39, Amending Resolution 2025-23 to Re-Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date
11. Consideration of Resolution 2025-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
12. Consideration of Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
13. Recess Regular Meeting/Commencement of Audit Selection Committee Meeting
14. Review of Responses to Request for Proposals (RFP) for Annual Audit Services
 - A. Affidavit of Publication
 - B. RFP Package
 - C. Respondent(s)
 - I. Berger, Toombs, Elam, Gaines & Frank
 - II. DiBartolomeo, McBee, Hartley & Barnes, P.A.
 - III. Grau & Associates
 - D. Auditor Evaluation Matrix/Ranking
15. Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting
16. Consider Recommendation of Audit Selection Committee
 - Award of Contract

- 17. Acceptance of Unaudited Financial Statement as of May 31, 2025
- 18. Approval of April 29, 2025 Organizational Meeting Minutes
- 19. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Connelly & Wicker | PRIME AE*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: TBD
 - QUORUM CHECK

| | | | | |
|--------|--|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

- 20. Board Members' Comments/Requests
- 21. Public Comments
- 22. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 413 553 5047

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

3

**BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of physical presence or online notarization on this ___ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Braddock Lakes Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida
Print Name: _____
Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

| SEAT NUMBER | NAME OF SUPERVISOR | NUMBER OF VOTES |
|--------------------|---------------------------|------------------------|
| Seat 1 | | __ Votes |
| Seat 2 | | __ Votes |
| Seat 3 | | __ Votes |
| Seat 4 | | __ Votes |
| Seat 5 | | __ Votes |

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

| SEAT NUMBER | NAME OF SUPERVISOR | TERM OF OFFICE |
|--------------------|---------------------------|-----------------------|
| Seat 1 | | __-Year Term |
| Seat 2 | | __-Year Term |
| Seat 3 | | __-Year Term |
| Seat 4 | | __-Year Term |
| Seat 5 | | __-Year Term |

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of July, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisor

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Braddock Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective July 1, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of July 1, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Ernesto Torres is Assistant Secretary

Felix Rodriguez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 1ST DAY OF JULY, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

6A

**BRADDOCK LAKES
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S
INTENT TO USE THE
UNIFORM METHOD
OF COLLECTION OF NON-AD
VALOREM SPECIAL
ASSESSMENTS**

Notice is hereby given that the Braddock Lakes Community Development District (the "District"), intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors of the District will conduct a public hearing on Tuesday, July 1, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included within the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, roadways, potable water distribution system, reclaimed water distribution system, wastewater system, stormwater management improvements, landscape and hardscape, and other lawful improvements or ser-

vices within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
Jun. 5/12/19/26 00 (25-03039D)

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of the District's Intent to Use the Uniform Method of Collection of Non-Ad Valorem Special Assessments

in the matter of Braddock Lakes Community Development District

in the Court, was published in said newspaper by print in the issues of 6/5/25, 6/12/25, 6/19/25, 6/26/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 26th day of June, 2025 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 599731
MY COMMISSION EXPIRES OCT. 03, 2028



Seal

Notary Public, State of Florida

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2025-35

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Braddock Lakes Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Duval County, Florida, for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Duval County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 1st day of July, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A: Legal Description



Revised November 19, 2024
March 27, 2024
Page 1 of 2

Work Order No. 23-407.04
File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 24, said corner also being the Northwest corner of said lands described and recorded in Official Records Book 19884, page 22; thence along the boundary line of last said lands the following 21 courses: Course 1, thence North 89°16'03" East, along the South line of said Section 24, a distance of 450.15 feet; Course 2, thence North 67°59'16" East, departing said South line, 689.86 feet; Course 3, thence South 87°29'05" East, 600.00 feet; Course 4, thence South 52°33'37" East, 350.11 feet to a point lying on said South line of Section 24; Course 5, thence North 89°16'03" East, along said South line, 349.90 feet; Course 6, thence North 10°59'16" East, departing said South line, 457.98 feet; Course 7, thence North 89°15'48" East, 235.00 feet; Course 8, thence South 40°00'44" East, 179.91 feet; Course 9, thence North 89°15'48" East, 335.00 feet; Course 10, thence South 04°00'44" East, 25.22 feet; Course 11, thence South 35°21'44" West, 169.64 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 12, thence Southeasterly along the arc of said curve, through a central angle of 107°21'31", an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 47°55'19" East, 112.80 feet; Course 13, thence South 84°14'28" East, along a non-tangent line, 18.10 feet; Course 14, thence North 27°12'10" East, 125.58 feet; Course 15, thence North 21°08'32" East, 36.65 feet; Course 16, thence North 89°15'48" East, 670.78 feet; Course 17, thence South 51°58'53" East, 340.71 feet to the Northeast corner of Government Lot 2, said Section 25; Course 18, thence South 00°20'32" West, along the East line thereof, 1319.30 feet to a point lying on the Northerly right of way line of Braddock Road, a 66 foot right of way as presently established; Course 19, thence South 87°35'31" West, along said Northerly right of way line and along the South line of the North one-half of said Government Lot 2, a distance of 1353.34 feet to the Southwest corner thereof; Course 20, thence North 00°24'46" West, along the West line thereof, 655.46 feet to the Southeast corner of the North one-quarter of the Northwest one-quarter of said Section 25; Course 21, thence South 89°23'47" West, along the South line thereof, 2741.54 feet to the Southwest corner thereof; thence South 00°00'55" East, departing said boundary line and along the West line of said Section 25, a distance of 2093.84 feet to the Southeast corner of the Northeast one-quarter of said Section 26, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 20767, page 1731, of said current Public Records; thence North 88°03'02" West, along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 10802, page 493, of said current Public Records, 1498.26 feet to the Southwest corner of the East one-half of the Northeast one-quarter of said Section 26, said corner also being the Southeasterly corner of those lands described

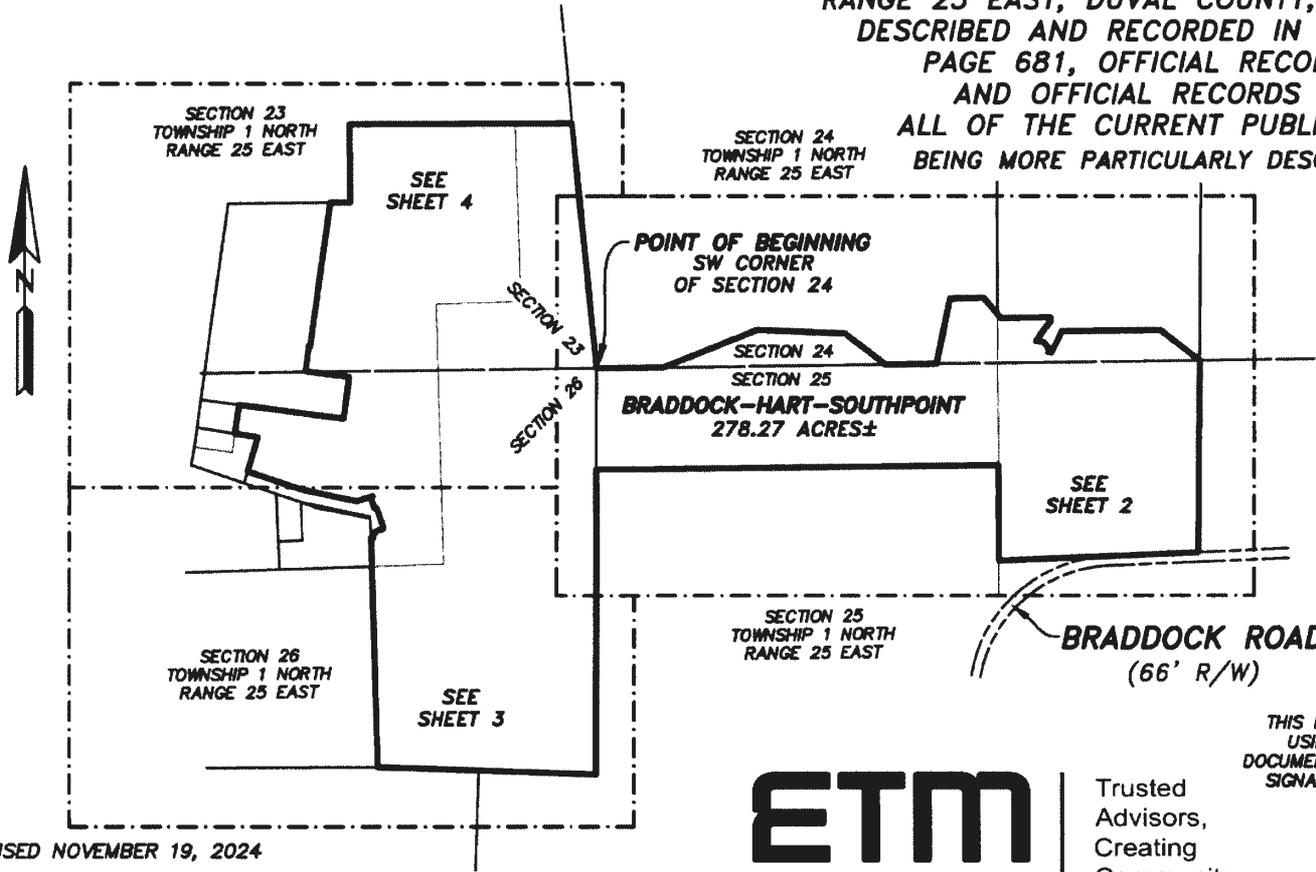


Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

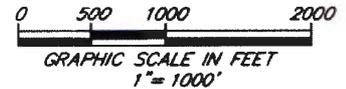
Containing 278.27 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH,
RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612,
PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22,
AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LEGEND:

| | |
|--------|-----------------------|
| O.R.B. | OFFICIAL RECORDS BOOK |
| R/W | RIGHT OF WAY |
| POC | POINT ON CURVE |
| R | RADIUS |
| Δ | CENTRAL ANGLE |
| L | ARC LENGTH |
| CB | CHORD BEARING |
| CH | CHORD DISTANCE |
| L1 | TABULATED LINE DATA |
| C1 | TABULATED CURVE DATA |
| GOV | GOVERNMENT |



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM
SURVEYING & MAPPING

Trusted
Advisors,
Creating
Community.

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8550
www.etmnc.com
Certificate of Authorization No. LB 3624



Digitally signed by
Bob Pittman PSM
Date: 2024.11.19
09:25:50 -05'00'

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

SCALE: 1"=1000'
DATE: MARCH 27, 2024

REVISED NOVEMBER 19, 2024

SHEET 1 OF 4

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 24 AS BEING NORTH 89°16'03" EAST.

CAD FILE: I:\Survey\RMProj\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg

DRAWN BY: BWC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

MATCHLINE SEE SHEET 4

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

SECTION 24
TOWNSHIP 1 NORTH
RANGE 25 EAST

GOV LOT 3

GOV LOT 4

POINT OF BEGINNING
SW CORNER
OF SECTION 24

BOUNDARY LINE OF
O.R.B. 19884, PAGE 22

N89°15'48"E 235.00'

S40°00'44"E 179.91'

N10°59'16"E 457.98'

N89°15'48"E 335.00'

S04°00'44"E 25.22'

S52°33'37"E 350.11'

S35°21'44"W 169.64'

N89°15'48"E 670.78'

S51°58'53"E 340.71'

N67°59'16"E 689.86'

N89°16'03"E 349.90'

N21°08'32"E 36.65'

N27°12'10"E 125.58'

N89°16'03"E 450.15'

SOUTH LINE OF SECTION 24

S84°14'28"E 18.10'

BRADDOCK-HART-SOUTHPOINT
278.27 ACRES±

R=70.00'
Δ=107°21'31"
L=131.16'
CB=S47°55'19"E
CH=112.80'

NORTHEAST CORNER OF
GOVERNMENT LOT 2, SECTION 25
EAST LINE OF THE NORTH 1/2 OF
GOVERNMENT LOT 2, SECTION 25

THE NORTH 1/4
OF THE NORTHWEST 1/4
OF SECTION 25

SOUTHEAST CORNER OF THE NORTH 1/4
OF THE NORTHWEST 1/4 OF SECTION 25

SOUTH LINE OF THE NORTH 1/4 OF
THE NORTHWEST 1/4 OF SECTION 25

S89°23'47"W 2741.54'

BOUNDARY LINE OF
O.R.B. 19884, PAGE 22

NORTH 1/2 OF
GOV LOT 2

SOUTHWEST CORNER OF THE NORTH 1/4
OF THE NORTHWEST 1/4 OF SECTION 25

BOUNDARY LINE OF
O.R.B. 19884, PAGE 22

SOUTHEAST CORNER OF
THE NORTH 1/2 OF
GOVERNMENT LOT 2,
SECTION 25

WEST LINE OF SECTION 25
S00°00'55"E 2093.84'

THE SOUTH 3/4
OF THE NORTHWEST 1/4
OF SECTION 25

SECTION 25,
TOWNSHIP 1 NORTH,
RANGE 25 EAST

LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
L1 TABULATED LINE DATA
C1 TABULATED CURVE DATA
GOV GOVERNMENT

WEST LINE OF THE NORTH 1/2 OF
GOVERNMENT LOT 2, SECTION 25

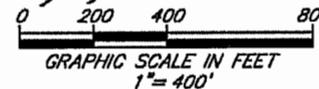
SOUTH LINE OF THE NORTH 1/2 OF
GOVERNMENT LOT 2, SECTION 25

N.I.y R/W LINE

S87°35'31"W 1353.34'

SOUTHWEST CORNER

BRADDOCK ROAD (66' R/W)



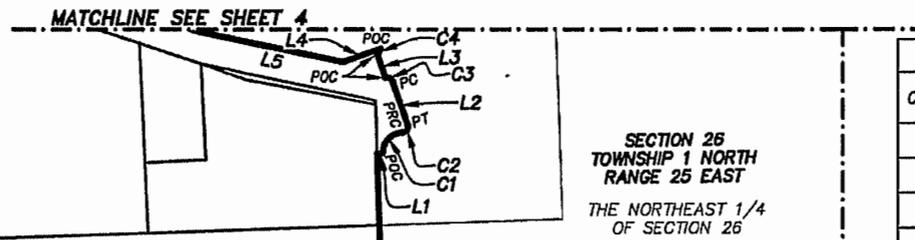
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824

SHEET 2 OF 4
MATCHLINE SEE SHEET 3
SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: I:\Survey\RM\Apro\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg

DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
 BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681,
 OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



| CURVE TABLE | | | | | |
|-------------|--------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 55.00' | 91°50'29" | 88.16' | N43°48'13"E | 79.02' |
| C2 | 15.00' | 108°55'28" | 28.52' | N35°15'44"E | 24.41' |
| C3 | 15.00' | 90°00'00" | 23.56' | S64°12'00"E | 21.21' |
| C4 | 15.00' | 70°31'45" | 18.46' | N35°32'09"E | 17.32' |

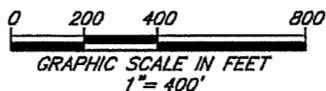
E.l.y LINES OF
 O.R.B. 7923, PAGE 1740
 O.R.B. 13383, PAGE 430

BRADDOCK-HART-SOUTHPOINT
 278.27 ACRES±

MATCHLINE SEE SHEET 2

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N88°09'47"E | 15.01' |
| L2 | N19°12'00"W | 128.15' |
| L3 | N19°12'00"W | 70.00' |
| L4 | S70°48'00"W | 109.85' |
| L5 | N78°00'04"W | 398.13' |

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY
 POC POINT ON CURVE
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 L1 TABULATED LINE DATA
 C1 TABULATED CURVE DATA
 GOV GOVERNMENT



SOUTHWEST CORNER OF THE EAST 1/2 OF
 THE NORTHEAST 1/4 OF SECTION 26
 SE.l.y CORNER OF O.R.B. 13383, PAGE 430

N.l.y LINE OF
 O.R.B. 10802, PAGE 493

WEST LINE OF SECTION 25
 WEST LINE OF THE EAST 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 26
 E.l.y LINE OF O.R.B. 13383, PAGE 430

SOUTH LINE OF THE NORTHEAST
 1/4 OF SECTION 26
 N.l.y LINE OF
 O.R.B. 20767, PAGE 1731

N88°03'02"W 1498.26'

SOUTHEAST CORNER OF THE
 NORTHEAST 1/4 OF SECTION 26
 SE.l.y CORNER OF
 O.R.B. 19612, PAGE 681

SHEET 3 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:

ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

CAD FILE: I:\Survey\RMAprj\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg

DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

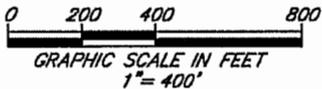
A PORTION OF SECTIONS 23, 24, 25, AND 26,
 TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
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 OFFICIAL RECORDS BOOK 19884, PAGE 22,
 AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



SECTION 23
 TOWNSHIP 1 NORTH
 RANGE 25 EAST

BRADDOCK-HART-SOUTHPOINT
 278.27 ACRES±

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY
 POC POINT ON CURVE
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 LI TABULATED LINE DATA
 C1 TABULATED CURVE DATA
 GOV GOVERNMENT



BOUNDARY LINE OF
 O.R.B. 20536, PAGE 719

N07°40'28"E 200.00'
 SE.ly CORNER

SE.ly CORNER OF
 O.R.B. 19411, PAGE 110

BOUNDARY LINE OF
 O.R.B. 20556, PAGE 2112

N89°15'15"E
 135.17'

NE.ly CORNER OF
 O.R.B. 15002, PAGE 1809

S82°17'33"E
 10.00'

SW.ly CORNER OF
 O.R.B. 15002 PAGE 1809

NE.ly CORNER

NB1°03'11"W
 155.25'

NE.ly CORNER

N16°26'17"E 247.07'
 L6

MATCHLINE SEE SHEET 3

N89°15'15"E
 135.17'

N07°37'23"E
 995.47'

E.ly LINE OF
 O.R.B. 15002 PAGE 1809

SE.ly CORNER OF
 O.R.B. 15002 PAGE 1809

N07°42'31"E 173.31'

N82°21'29"W 299.96'

N07°35'49"E
 290.67'

SE.ly CORNER OF O.R.B.
 20536, PAGE 719

N89°50'33"E 1529.05'

N00°30'34"W
 537.13'

NE.ly CORNER OF
 O.R.B. 19612, PAGE 681

WEST LINE OF
 SECTION 24

S05°48'26"E
 1689.94'

MATCHLINE
 SEE SHEET 2

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L6 | N71°15'56"W | 378.54' |

SECTION 23

SECTION 26

SECTION 28
 TOWNSHIP 1 NORTH
 RANGE 25 EAST

SHEET 4 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

CAD FILE: I:\Survey\RMApraj\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg

DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

7A

STATE OF FLORIDA,

S.S.

COUNTY OF Duval,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider Imposition of Special Assessments Pursuant to Section 170.07, Florida Statutes, etc. and Notice of Regular Meeting

in the matter of Braddock Lakes Community Development District

in the Court, was published in said newspaper by print in the issues of 6/5/25, 6/12/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 12th day of June, 2025 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 599731
MY COMMISSION EXPIRES OCT. 03, 2028



Seal

Notary Public, State of Florida

See
Attached
(Page 1 of 3)

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE
BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT
TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE
BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE
BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors ("Board") of the Braddock Lakes Community Development District ("District") will hold public hearings on **July 1, 2025 at 10:00 a.m., at 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within Duval County, Florida. The lands to be improved are generally located southeast of Thomas Creek Wildlife Management Area, west of Braddock Road and east of new Kings Road and are geographically depicted below and in the *Master Engineer's Report for Braddock Lakes Subdivision*, dated May 20, 2025 ("Engineer's Report"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone: (561) 571-0010 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to: offsite improvements; internal roadways and sidewalk connections; recreation space and landscape; electrical; water and sewer; stormwater management facilities; environmental preservation; and other infrastructure benefitting the Lands within the District ("Improvements"), all as more specifically described in the Engineer's Report on file and available during normal business hours at the District Manager's Office. According to the Engineer's Report, the estimated cost of the Improvements is \$37,946,894.03.

The District intends to impose assessments on benefited lands in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated April 29, 2025 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against respective benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per acre basis and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan or sold.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to assess and collect sufficient revenues to retire no more than \$52,245,000 in debt, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

| Unit Type | Total Number of Units | Total Cost Allocation | Total Bond Assessment Apportionment | Bond Assessment Apportionment per Unit | Annual Bond Assessment Debt Service per Unit - paid in March* |
|---------------|-----------------------|------------------------|-------------------------------------|--|---|
| Single Family | 432 | \$37,946,894.03 | \$52,245,000.00 | \$120,837.50 | \$11,813.59 |
| Total | 432 | \$37,946,894.03 | \$52,245,000.00 | | |

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Duval County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on **July 1, 2025 at 10:00 a.m., at 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT



A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING MASTER SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE MASTER SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH MASTER SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH MASTER SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE MASTER SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors ("Board") of the Braddock Lakes Community Development District ("District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") described in the District's preliminary *Master Engineer's Report*, dated April 29, 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by master special assessments pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the preliminary *Master Special Assessment Methodology Report*, dated April 29, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Improvements is \$37,946,894.03 ("Estimated Cost").

SECTION 5. The Assessments will defray approximately \$52,245,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Duval County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 29th day of April, 2025.

ATTEST:

/s/ Ernesto Torres
Secretary/Assistant Secretary

Exhibit A: *Master Engineer's Report*, dated April 29, 2025

Exhibit B: *Master Special Assessment Methodology Report*, dated April 29, 2025

Jun. 5/12

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

/s/ Alex Allison
Chair/Vice Chair, Board of Supervisors

00 (25-03040D)

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

7B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

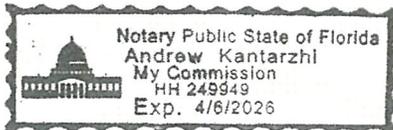
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC and, in the course of that employment, serve as Financial Analyst for the Braddock Lakes Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Braddock Lakes Community Development District.
4. I do hereby certify that on May 30, 2025, and in the regular course of business, I caused letter(s), in the form attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Braddock Lakes Community Development District of their rights under Chapters 170 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 30th day of May 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC

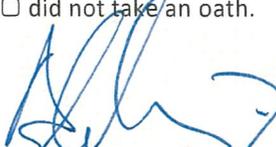

Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/26

EXHIBIT A: Copy of Mailed Notice

9589 0710 5270 2050 8383 64

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| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
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| Total P | \$ |
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| City, S | |



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JACKSONVILLE, FL 32256

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage | \$ |
| Total I | \$ |
| Sent To | |
| Street | |
| City, S | |



RICHMOND AMERICAN
HOMES OF FLORIDA LP
4350 SOUTH MONACO STREET
SUITE 500
DENVER, CO 80237

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Braddock Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

May 30, 2025

Via First Class U.S. Mail

Richmond American Homes of Florida LP
4350 South Monaco Street Suite 500
Denver, CO 80237

RE: *Braddock Lakes Community Development District (“District”)*
Notice of Hearings on Debt Special Assessments
See attached Legal Description

Dear Property Owner:

You are receiving this notice because the Duval Property Appraiser’s records indicate that you are a property owner within the District. The property being subject to this notice is more particularly described by the legal description enclosed with this letter. In accordance with Chapters 170, 190 and 197, Florida Statutes, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings:

NOTICE OF PUBLIC HEARINGS

| | |
|-----------|---|
| DATE: | July 1, 2025 |
| TIME: | 10:00 a.m. |
| LOCATION: | 10255 Fortune Parkway, Suite 150 Jacksonville, Florida 32256 |

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”) and adoption of an assessment roll to secure proposed bonds on benefited lands within the District (“**Lands**”), and to provide for the levy, collection and enforcement of the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The purpose of any such Debt Assessments is to secure the proposed bonds to be issued by the District to finance certain public infrastructure improvements (“**Project**”), generally consisting of: offsite improvements; internal roadways and sidewalk connections; recreation space and landscape; electrical; water and sewer; stormwater management facilities; environmental preservation; and other infrastructure, benefitting the Lands within the District. The Project is described in more detail in the *Master Engineer’s Report for Braddock Lakes Subdivision*, dated April 29, 2025 (“**Engineer’s Report**”). The Debt Assessments are proposed to be levied as an assessment lien and allocated to the benefitted lands as set forth in the *Master Special Assessment Methodology Report*, dated April 29, 2025 (“**Assessment Report**”).

Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, Florida Statutes, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each

parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. Note that the Engineer's Report and Assessment Report may continue to be modified until the hearing.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

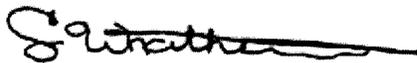
The District is located entirely within Duval County, Florida. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone: (561) 571-0010. Also, a copy of the agendas and other documents referenced herein may be obtained from the District's Office.

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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", written over a horizontal line.

Craig Wrathell
District Manager

LEGAL DESCRIPTION



14775 Old St. Augustine Road, Jacksonville, Florida 32258

etminc.com | 904.642.6550

Revised November 19, 2024
March 27, 2024
Page 1 of 2

Work Order No. 23-407.04
File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 24, said corner also being the Northwest corner of said lands described and recorded in Official Records Book 19884, page 22; thence along the boundary line of last said lands the following 21 courses: Course 1, thence North 89°16'03" East, along the South line of said Section 24, a distance of 450.15 feet; Course 2, thence North 67°59'16" East, departing said South line, 689.86 feet; Course 3, thence South 87°29'05" East, 600.00 feet; Course 4, thence South 52°33'37" East, 350.11 feet to a point lying on said South line of Section 24; Course 5, thence North 89°16'03" East, along said South line, 349.90 feet; Course 6, thence North 10°59'16" East, departing said South line, 457.98 feet; Course 7, thence North 89°15'48" East, 235.00 feet; Course 8, thence South 40°00'44" East, 179.91 feet; Course 9, thence North 89°15'48" East, 335.00 feet; Course 10, thence South 04°00'44" East, 25.22 feet; Course 11, thence South 35°21'44" West, 169.64 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 12, thence Southeasterly along the arc of said curve, through a central angle of 107°21'31", an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 47°55'19" East, 112.80 feet; Course 13, thence South 84°14'28" East, along a non-tangent line, 18.10 feet; Course 14, thence North 27°12'10" East, 125.58 feet; Course 15, thence North 21°08'32" East, 36.65 feet; Course 16, thence North 89°15'48" East, 670.78 feet; Course 17, thence South 51°58'53" East, 340.71 feet to the Northeast corner of Government Lot 2, said Section 25; Course 18, thence South 00°20'32" West, along the East line thereof, 1319.30 feet to a point lying on the Northerly right of way line of Braddock Road, a 66 foot right of way as presently established; Course 19, thence South 87°35'31" West, along said Northerly right of way line and along the South line of the North one-half of said Government Lot 2, a distance of 1353.34 feet to the Southwest corner thereof; Course 20, thence North 00°24'46" West, along the West line thereof, 655.46 feet to the Southeast corner of the North one-quarter of the Northwest one-quarter of said Section 25; Course 21, thence South 89°23'47" West, along the South line thereof, 2741.54 feet to the Southwest corner thereof; thence South 00°00'55" East, departing said boundary line and along the West line of said Section 25, a distance of 2093.84 feet to the Southeast corner of the Northeast one-quarter of said Section 26, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 20767, page 1731, of said current Public Records; thence North 88°03'02" West, along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 10802, page 493, of said current Public Records, 1498.26 feet to the Southwest corner of the East one-half of the Northeast one-quarter of said Section 26, said corner also being the Southeasterly corner of those lands described

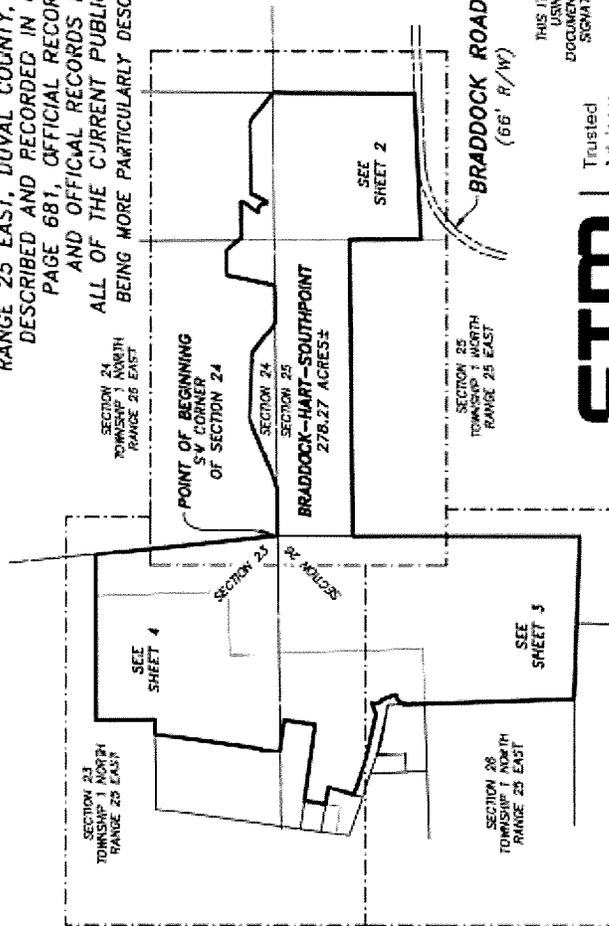
Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

Containing 278.27 acres, more or less.

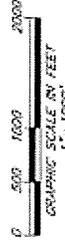
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19512, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:

| | |
|--------|-----------------------|
| O.R.B. | OFFICIAL RECORDS BOOK |
| R/W | RIGHT OF WAY |
| PC | POINT ON CURVE |
| K | CHORD |
| L | ARC LENGTH |
| CE | CHORD BEARING |
| CA | CHORD DISTANCE |
| LI | TABULATED LINE DATA |
| CI | TABULATED CURVE DATA |
| GCV | GOVERNMENT |



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM | Trusted Advisors, Creating Community

SURVEYING & MAPPING

14750 Old St. Mapleside Rd.
Jacksonville, Florida 32228
Central: 904.424.2222
www.etm.com

REVISED NOVEMBER 19, 2024

SHEET 1 OF 4

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 24 AS BEING NORTH 86°16'03" EAST.

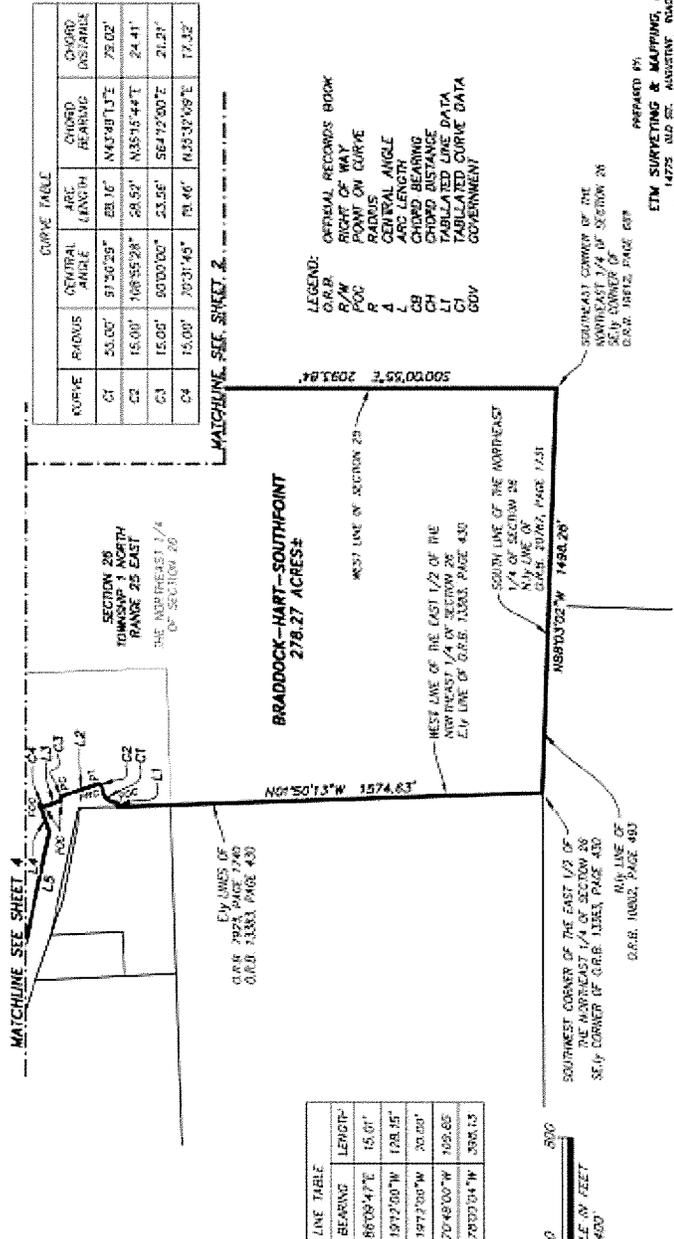
DUVAL COUNTY
BUREAU OF PUBLIC RECORDS
DATE: 2/26/24 11:10
BY: 2024-03-10 10:30



BOB L. PITMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

SCALE: 1"=1000'
DATE: MARCH 27, 2024

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



MATCHLINE SEE SHEET 4

SECTION 26
TOWNSHIP 1 NORTH
RANGE 25 EAST
THE NORTHEAST 1/4
OF SECTION 26

SECTION 26
TOWNSHIP 1 NORTH
RANGE 25 EAST
THE WEST LINE OF SECTION 26

BRADDOCK-HART-SOUTHPOINT
278.27 ACRES

WEST LINE OF SECTION 26

EAST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 26
E.L.V. LINE OF G.R.B. 13383, PAGE 430

SOUTH LINE OF THE NORTHEAST
1/4 OF SECTION 26
E.L.V. LINE OF
G.R.B. 20767, PAGE 173H

SOUTHWEST CORNER OF THE EAST 1/2 OF
THE NORTHEAST 1/4 OF SECTION 26
S.E.L.V. CORNER OF G.R.B. 13383, PAGE 430

E.L.V. LINE OF
G.R.B. 2924, PAGE 774D
G.R.B. 13383, PAGE 430

LEGEND:
G.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
P.O.C. POINT OF CURVE
P. POINT
C. CENTRAL ANGLE
L. ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
LT TABULATED LINE DATA
C1 TABULATED CURVE DATA
GOV GOVERNMENT

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 242-8150
CORPORATE IDENTIFICATION NO. LP 8164

GRAPHIC SCALE IN FEET
1" = 400'

SECTION 26
TOWNSHIP 1 NORTH
RANGE 25 EAST
THE NORTHEAST 1/4
OF SECTION 26

SECTION 26
TOWNSHIP 1 NORTH
RANGE 25 EAST
THE WEST LINE OF SECTION 26

BRADDOCK-HART-SOUTHPOINT
278.27 ACRES

WEST LINE OF SECTION 26

EAST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 26
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L. ARC LENGTH
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CH CHORD DISTANCE
LT TABULATED LINE DATA
C1 TABULATED CURVE DATA
GOV GOVERNMENT

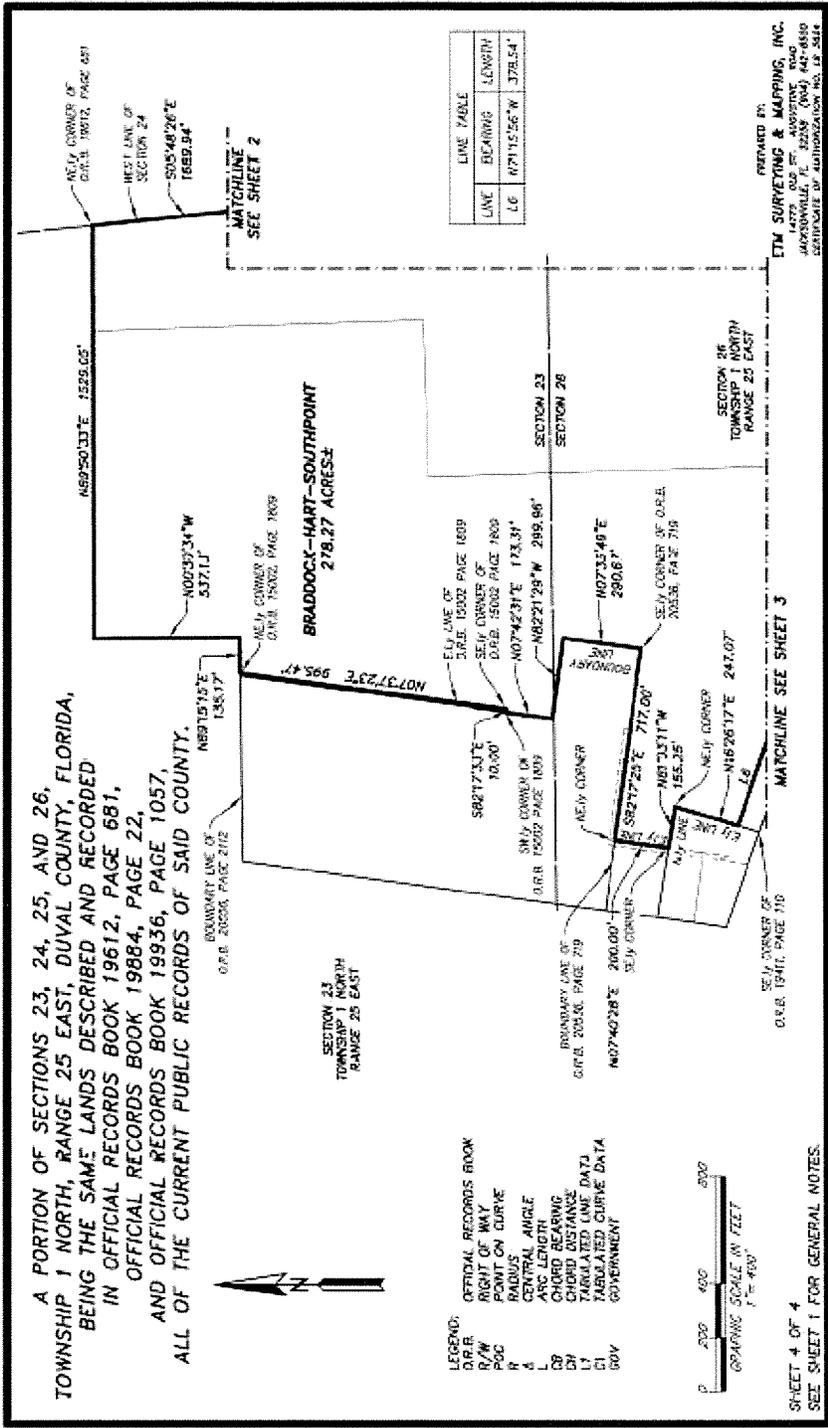
PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 242-8150
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MATCHLINE SEE SHEET 2

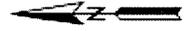
MATCHLINE SEE SHEET 4

SHEET 3 OF 4
SEE SHEET 1 FOR GENERAL NOTES.

DATE: 11/15/2011
DRAWN BY: AUC
CHECKED BY: JAC
PROJECT NO.: 23-402-02
FILE NO.: 128-15204



A PORTION OF SECTIONS 23, 24, 25, AND 26,
 TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
 BEING THE SAME LANDS DESCRIBED AND RECORDED
 IN OFFICIAL RECORDS BOOK 19612, PAGE 681,
 AND OFFICIAL RECORDS BOOK 19884, PAGE 22,
 AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - P.O.C. POINT ON CURVE
 - R RADIUS
 - L CHORD LENGTH
 - Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - LY TABULATED CURVE DATA
 - GOV GOVERNMENT



| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L6 | N71°15'56\"/> | |

PREPARED BY
ETM SURVEYING & MAPPING, INC.
 14775 GUS ST., ANNISTONE, ROAD
 JACKSONVILLE, FL 32218 (904) 647-6550
 CERTIFICATE OF AUTHORIZATION NO. LP 3514

DRAWN BY: BND
 CHECKED BY: JMM
 DATE: 02/21/02

SECTION 23
 TOWNSHIP 1 NORTH
 RANGE 25 EAST

SHEET 4 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.

Braddock Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 30, 2025

Via First Class U.S. Mail

Richmond American Homes of Florida LP
10255 Fortune Parkway Suite 150
Jacksonville, FL 32256

RE: *Braddock Lakes Community Development District (“District”)*
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| | |
|-----------|---|
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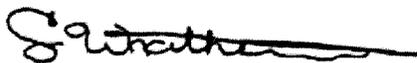
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If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Craig Wrathell
District Manager

LEGAL DESCRIPTION



SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32258

etmnc.com | 904.642.8550

Revised November 19, 2024

March 27, 2024

Page 1 of 2

Work Order No. 23-407.04

File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 24, said corner also being the Northwest corner of said lands described and recorded in Official Records Book 19884, page 22; thence along the boundary line of last said lands the following 21 courses: Course 1, thence North $89^{\circ}16'03''$ East, along the South line of said Section 24, a distance of 450.15 feet; Course 2, thence North $67^{\circ}59'16''$ East, departing said South line, 689.86 feet; Course 3, thence South $87^{\circ}29'05''$ East, 600.00 feet; Course 4, thence South $52^{\circ}33'37''$ East, 350.11 feet to a point lying on said South line of Section 24; Course 5, thence North $89^{\circ}16'03''$ East, along said South line, 349.90 feet; Course 6, thence North $10^{\circ}59'16''$ East, departing said South line, 457.98 feet; Course 7, thence North $89^{\circ}15'48''$ East, 235.00 feet; Course 8, thence South $40^{\circ}00'44''$ East, 179.91 feet; Course 9, thence North $89^{\circ}15'48''$ East, 335.00 feet; Course 10, thence South $04^{\circ}00'44''$ East, 25.22 feet; Course 11, thence South $35^{\circ}21'44''$ West, 169.64 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 12, thence Southeasterly along the arc of said curve, through a central angle of $107^{\circ}21'31''$, an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $47^{\circ}55'19''$ East, 112.80 feet; Course 13, thence South $84^{\circ}14'28''$ East, along a non-tangent line, 18.10 feet; Course 14, thence North $27^{\circ}12'10''$ East, 125.58 feet; Course 15, thence North $21^{\circ}08'32''$ East, 36.65 feet; Course 16, thence North $89^{\circ}15'48''$ East, 670.78 feet; Course 17, thence South $51^{\circ}58'53''$ East, 340.71 feet to the Northeast corner of Government Lot 2, said Section 25; Course 18, thence South $00^{\circ}20'32''$ West, along the East line thereof, 1319.30 feet to a point lying on the Northerly right of way line of Braddock Road, a 66 foot right of way as presently established; Course 19, thence South $87^{\circ}35'31''$ West, along said Northerly right of way line and along the South line of the North one-half of said Government Lot 2, a distance of 1353.34 feet to the Southwest corner thereof; Course 20, thence North $00^{\circ}24'46''$ West, along the West line thereof, 655.46 feet to the Southeast corner of the North one-quarter of the Northwest one-quarter of said Section 25; Course 21, thence South $89^{\circ}23'47''$ West, along the South line thereof, 2741.54 feet to the Southwest corner thereof; thence South $00^{\circ}00'55''$ East, departing said boundary line and along the West line of said Section 25, a distance of 2093.84 feet to the Southeast corner of the Northeast one-quarter of said Section 26, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 20767, page 1731, of said current Public Records; thence North $88^{\circ}03'02''$ West, along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 10802, page 493, of said current Public Records, 1498.26 feet to the Southwest corner of the East one-half of the Northeast one-quarter of said Section 26, said corner also being the Southeasterly corner of those lands described

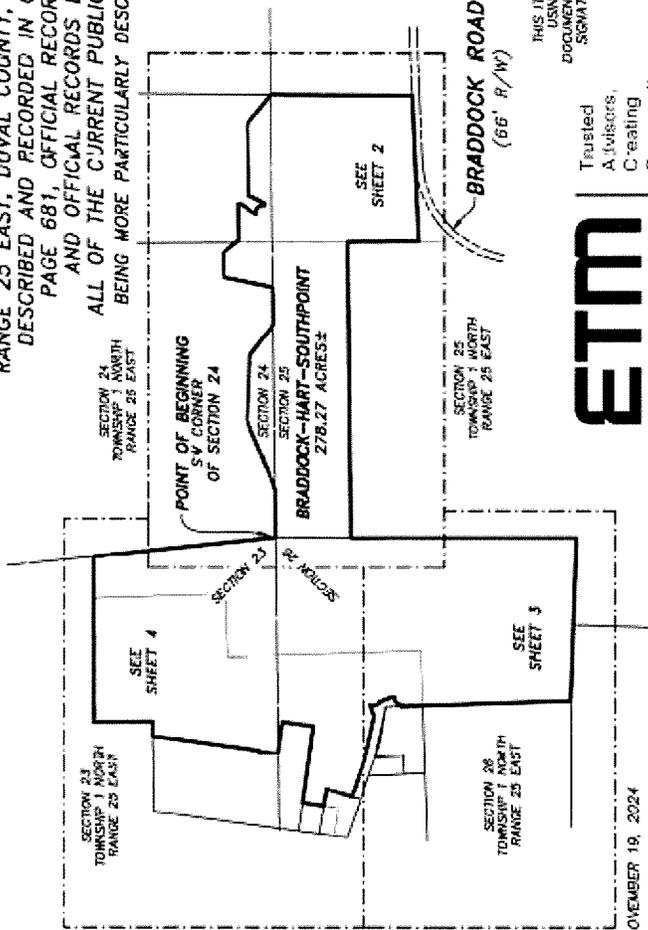
Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

Containing 278.27 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - P.C. POINT ON CURVE
 - R RADIUS
 - Δ ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - LI TABULATED LINE DATA
 - CI TABULATED CURVE DATA
 - GCY GOVERNMENT



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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BOB L. LITMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA P.S.M. No. 4827

SCALE: 1"=1000'
 DATE: MARCH 27, 2024

DRAWN BY: BSE ORDER NO.: 23-49242 FILE NO.: 123-13,024

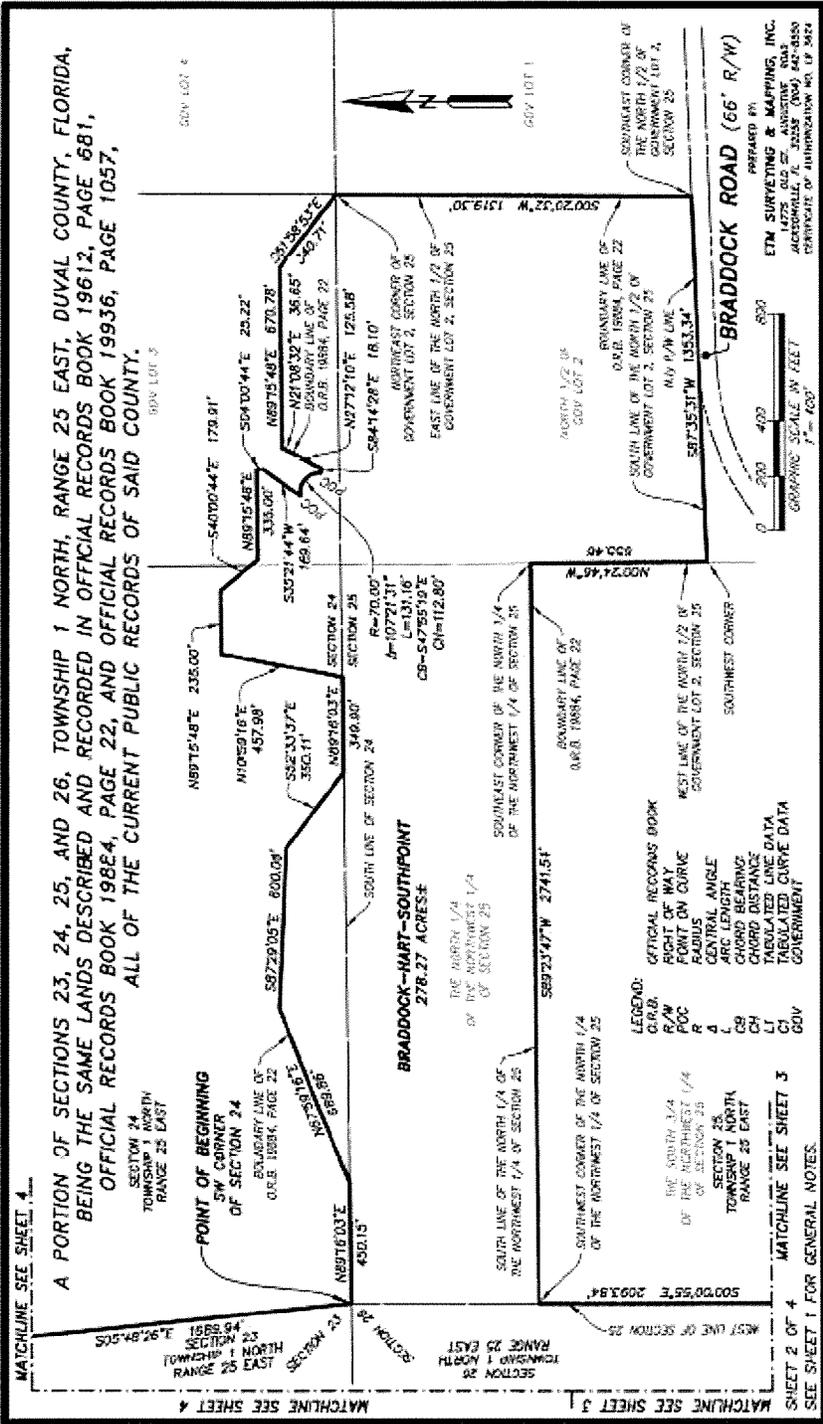
REVISED NOVEMBER 19, 2024

SHEET 1 OF 4

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 24 AS BEING NORTH 89°16'03" EAST.

OLD FILE: G:\Survey\WMA\proj\Bradnock-Hart-Southpoint\Bradnock-Hart-Southpoint 200 REVY 1-24.dwg



A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

SEE SHEET 1 FOR GENERAL NOTES.

MATCHLINE SEE SHEET 3

- LEGEND:
- G.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - POC POINT OF CURVE
 - R RADIUS
 - L ARC LENGTH
 - CS9 CHORD BEARING
 - CH CHORD DISTANCE
 - LI TABULATED LINE DATA
 - GOV GOVERNMENT



PREPARED BY: ETM SURVEYING & MAPPING, INC. 14775 OLD 22 AVENUE, SUITE 100, JACKSONVILLE, FL 32218 (904) 842-8850 CERTIFICATE OF REGISTRATION NO. LP 5884

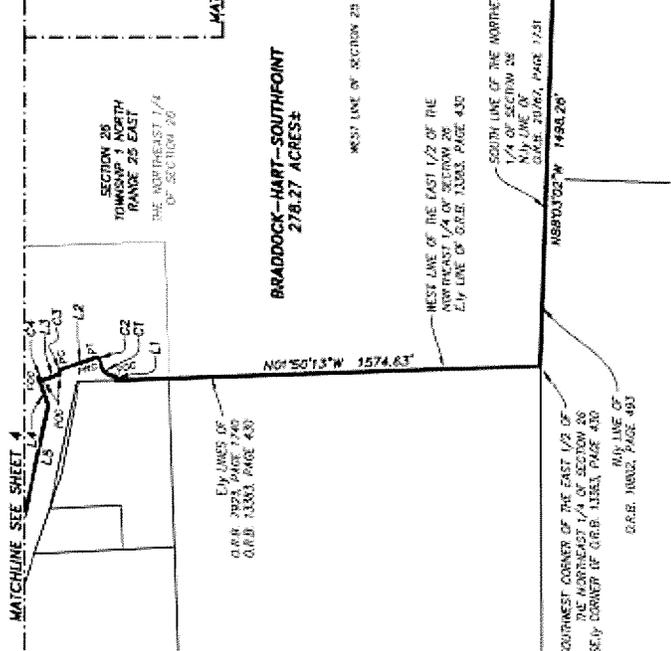
ORDER NO.: 22-40702

BRADDOCK-HART-SOUTHPOINT

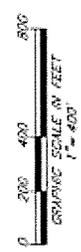
FILE NO.: 1229-13.05A

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19836, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

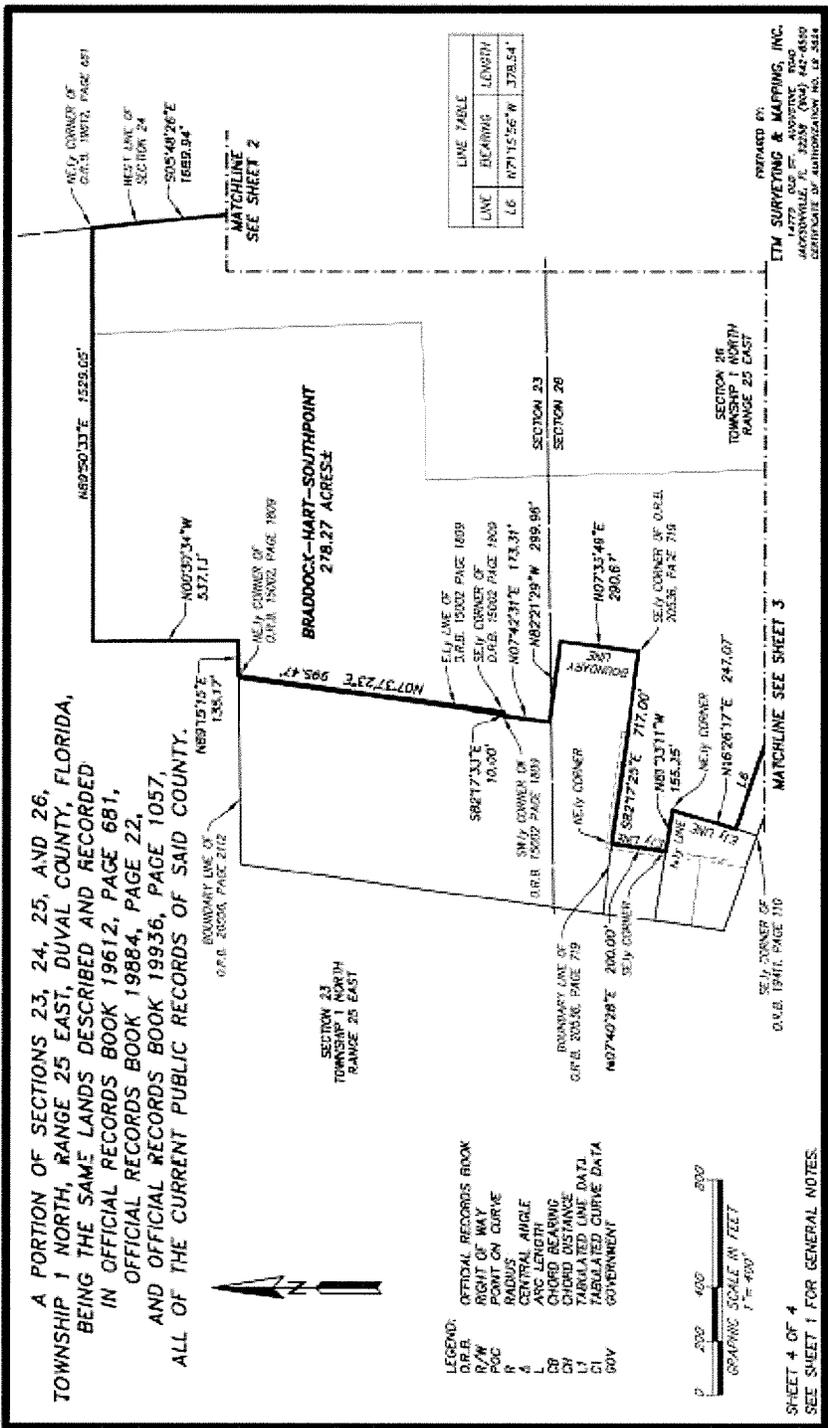
| CURVE | CURVE DATA | | | CHORD BEARING | CHORD DISTANCE |
|-------|------------|---------------|------------|---------------|----------------|
| | RADIUS | CENTRAL ANGLE | ARC LENGTH | | |
| C1 | 53.00' | 91°56'25" | 88.16' | N42°48'17"E | 79.02' |
| C2 | 15.00' | 108°55'28" | 28.52' | N35°15'44"E | 24.41' |
| C3 | 15.00' | 90°00'00" | 23.56' | S64°42'00"E | 21.21' |
| C4 | 15.00' | 203°14'51" | 19.46' | N25°32'08"E | 17.32' |



| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N86°09'47"E | 15.01' |
| L2 | N19°27'00"W | 128.15' |
| L3 | N19°27'00"W | 20.00' |
| L4 | S70°48'00"W | 109.65' |
| L5 | N70°07'04"W | 396.13' |



SHEET 3 OF 4
SEE SHEET 1 FOR GENERAL NOTES.



A PORTION OF SECTIONS 23, 24, 25, AND 26,
 TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
 BEING THE SAME LANDS DESCRIBED AND RECORDED
 IN OFFICIAL RECORDS BOOK 19612, PAGE 681,
 IN OFFICIAL RECORDS BOOK 19884, PAGE 22,
 AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:
- DR.F. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - RCC RIGHT OF CENTER CURVE
 - R RADIUS
 - A CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - GOV GOVERNMENT



SHEET 4 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.

| LINE | BEARING | LENGTH |
|------|--------------|---------|
| L.C. | N71°15'56\"W | 378.54' |

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14779 OLD FLY ANNESTINE ROAD
 JACKSONVILLE, FL 32219 (904) 442-6550
 CERTIFICATE OF AUTHORIZATION NO. 12-3514
 DRAWN BY: BNE
 PLOTTED AND PLOTTED BY: BNE
 FILE NO.: 23-407.02

MASTER ENGINEER'S REPORT

for

BRADDOCK LAKES SUBDIVISION

JACKSONVILLE, DUVAL COUNTY

Prepared for:

BOARD OF SUPERVISORS BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT

April 29, 2025

Prepared by



PRIME AE GROUP, INC.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246
(904) 265-3030 • Fax (904) 265-3031
C.A. Number: 3650

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ATTACHMENT A - MAPS

General Location Map

PUD Vérification Map

Water and Wastewater Facilities Map

1.0 INTRODUCTION

1.1 Background

The Braddock Lakes Community Development District (“CDD”) was established by Duval County Ordinance No. 2025-136-E enacted on April 8, 2025 and effective on April 14, 2025 in accordance with Chapter 190, Florida Statutes. The purpose of the CDD is to provide an instrument for financing, constructing, operating, and maintaining the Public Infrastructure located within and outside the CDD.

The Braddock Lakes CDD property is a Planned Unit Development (PUD) located in Jacksonville, Duval County, Florida. It is bounded on the North, West, East and South by undeveloped land and on the Southeast by Braddock Road.

A location map of the CDD is included in Attachment A - Maps.

1.2 Proposed Land Uses

The Braddock Lakes CDD consists of approximately 278.27 acres developed with 432 residential lots. The land uses are presented in Table 1-1.

Table 1-1: Land Uses

| Land Use | Acres | Residential Units |
|---------------------------------------|--------------|--------------------------|
| Single Family | 60.78 | 432 |
| Stormwater Ponds | 14.03 | |
| Right of Way | 21.87 | |
| Recreation and Open Space | 39.47 | |
| Wetlands | 128.25 | |
| Upland Buffers and Compensatory Ponds | 13.84 | |
| Total* | 278.27 | 432 |

**Total may differ due to rounding.*

The Planned Unit Development Verification Map is included in Attachment A - Maps

2.0 BRADDOCK LAKES CDD IMPROVEMENTS

2.1 Infrastructure

The infrastructure improvements will provide offsite improvement, internal roadways, sidewalk connections, recreation space and landscape, as well as electrical, water and sewer utilities, stormwater facilities, and environmental preservation areas. Infrastructure elements are further described below:

2.1.1 Offsite Improvements

The turn lane into the CDD is located outside of the CDD Boundary but developed for the safety of the community. Additionally, the Water Main and Sewer Force Main are extended offsite to connect to JEA connection points.

See Major Water and Wastewater Facilities Map in Attachment A.

2.1.2 Internal Roadways and Sidewalk Connections

The main drive entering Braddock Road connects to internal roads that connect to the residences. Additionally, there are sidewalk connections throughout and leading to the recreation areas.

2.1.3 Recreation Space and Landscape

The Recreation Space is located on the main road and will consist of a Tot Lot, Dog Park, Pool & Pavilion, unimproved trails and fishing pond. Braddock Road Subdivision will not be gated, and monument signage and entry landscaping are planned.

2.1.4 Electrical

JEA will provide the electrical infrastructure to include underground electric utility lines and streetlights. The CDD will finance the cost as each phase enters into construction.

2.1.5 Water and Sewer

There will be two Lift Stations with one of the two being a Master Lift Station. Gravity Sewer will serve the individual lots and the Lift Stations will be manifolded together. Domestic Water and Fire Protection will serve each individual lot. All Water and Sewer services will be dedicated to JEA. The points of connection are outside the CDD Boundary and described above.

2.1.6 Stormwater Management Facilities

The development consists of 432 Single Family units and associated roadways, utilities, and storm water management system. There are 12 Stormwater Wet Detention Ponds which will provide the required treatment volume and will discharge via an Outlet Control Structures and Weirs.

Specifications for wet detention were used to design the 12 Stormwater Management Facilities (SWMF-1 through SWMF-12) to service this site. Methods obtained from the Environmental Resource Permit (ERP) Applicants Handbook published June 1, 2018 were used to determine the required treatment volume and recovery time

In addition to storm analysis meeting the St. Johns River Water Management District (SJRWMD) criteria, the City of Jacksonville requires a 5-year analysis to establish a starting elevation in the Stormwater Management Facility for the storm sewer design when the SCS method is utilized. Using that data, elevations of the roadway and the storm pipe infrastructure is established.

The overall Stormwater Plan was developed in one Drainage Analysis Reports and associated Construction plans. These documents identify:

1. Stormwater Pond locations, controls, and peak discharge rates,
2. Water quality requirements,
3. 100-year floodplain elevations and compensating storage requirements to mitigate for encroachments;
4. Wetland studies and mitigation requirements, and
5. Groundwater flows.

Permitting by SJRWMD and Duval County were obtained for each Phase prior to construction. The drainage system will maintain existing drainage patterns to the greatest extent possible. The Stormwater Wet Detention Ponds will provide for treatment and attenuation. With SJRWMD regulations in mind, permitting wetlands impacted for new infrastructure required mitigation planned as onsite preservation and purchasing of credits.

Storm inlets and piping will remove surface drainage from the roadways and convey stormwater to the onsite ponds. The elevations of the roads are designed to maintain a minimum of 20-inch separation from groundwater to help protect the road base material. Where this is not possible an underdrain system will be installed to assist in draining the excess groundwater.

2.1.7 Environmental Preservation

128.25+ acres of Wetlands will be preserved onsite. Further the CDD will purchase Wetland Preservation Credits to mitigate impacts. The onsite wetlands will be placed into a Conservation Easement. Where possible, wetland buffers added between the wetlands and developed properties will have signage to further protect the wetlands.

2.2 Engineering and Permitting

The CDD will pay for Engineering Design, Flood Plain Studies, Geotechnical Studies, Environmental Studies, and Permit Fees associated with the Capital Improvement Plan.

2.3 Ownership and Maintenance

All improvements funded by the CDD will be on land owned by, or on which a permanent easement is granted in favor of, the CDD or another governmental entity. The ownership and maintenance responsibilities for the infrastructure improvements within the CDD vary by the improvement as presented in Table 2-1.

Table 2-1: O&M

| Improvement | Ownership | Maintenance Entity |
|-------------------------------|----------------------|---------------------------|
| Offsite Improvements | Duval County and JEA | Duval County and JEA |
| Internal Roads & Walks in ROW | Duval County | Duval County |
| Recreation & Landscape | CDD | CDD |
| Electrical | JEA | JEA |
| Water and Sewer | JEA | JEA |
| Stormwater Management | CDD | CDD |
| Environmental Preservation | CDD | CDD |

3.0 CAPITAL IMPROVEMENT PLAN

3.1 Improvement Costs

The infrastructure improvements may be divided into several construction/acquisition packages. The total cost of the Capital Improvement Plan is estimated at **\$37,946,894.03**. The costs presented below are based upon current construction contracts for Phase 1a & 1b, Phase 2, Phase 3, and Offsite Water & Sewer. Engineer's Estimates are included for Engineering Studies and Permitting at \$1,300 per lot and Electrical at \$2,025 per lot. A ten percent (10%) contingency has been added for the Total Costs. Table 3-1 summarizes the CIP costs.

Table 3-1: Capital Improvement Costs

| Improvement Category | Phase 1a & 1b 135 Lots | Phase 2 168 Lots | Phase 3 129 Lots | Total Costs |
|---|---|---------------------|---------------------|-----------------|
| Engineering, Studies, and Permitting ¹ | \$175,500.00 | \$218,400.00 | \$167,700.00 | \$561,600.00 |
| Offsite Improvements Water, Sewer and Signal ² | \$1,452,241.48 (Offsite Water and Sewer) | - | - | \$1,452,241.48 |
| Mobilization, E&SC, Clearing, Earthwork, Seed and Sod | \$4,334,356.43 | \$3,425,639.13 | \$3,003,854.44 | \$10,773,850.00 |
| Internal Roads and Walks ³ | \$1,890,876.66 | \$1,040,674.22 | \$626,699.38 | \$3,558,252.26 |
| Amenity, Recreation and Common Landscape ⁴ | \$1,192,597.00 | \$1,484,121.00 | \$1,139,593.00 | \$3,816,311.00 |
| Electrical | \$273,375.00 | \$340,200.00 | \$261,225.00 | \$874,800.00 |
| Water and Sewer ⁵ | \$3,715,272.94 | \$3,031,052.98 | \$1,381,637.99 | \$8,127,963.91 |
| Stormwater Management ⁶ | \$2,688,842.98 | \$1,563,312.95 | \$1,080,001.81 | \$5,332,157.74 |
| Environmental Preservation ⁷ | 0 | 0 | 0 | \$0 |
| Contingency at 10% | \$1,573,306.45 | \$1,110,340.03 | \$766,071.16 | \$3,449,717.64 |
| Total Cost +/- Contingency (approx.) | \$17,306,370.94 | \$12,213,740.31 | \$8,426,782.78 | \$37,946,894.03 |

1. Engineering & Permitting includes the design of Roadways, Stormwater Management System, Sanitary Sewer, and Potable Water. Permits include COJ, FDEP, and SJRWMD.
2. Offsite improvements under Phase 1a include connections to existing Potable Water Main & Force Main. As well as a Turn Lane on Braddock Road. Total Contract 2,510,196.00. JEA Cost Share 1,063,932.70. Net CIP is \$1,452,241.48.
3. Internal Roads and Walks include grading, paving, striping, erosion control, surveying, curbs and sidewalks.
4. Recreation and Landscape includes monument sign, entry landscape, pool and pavilion, tot lot, dog park, and fishing pond. Estimated Budget.
5. Water and sewer include onsite mains, services, and lift stations.
6. Stormwater Management includes storm inlets, piping, ponds, outfall controls, and upflow filters.
7. Environmental Preservation includes wetland mitigation credits. These fees were included in purchase of the land.

3.2 Permit Status

Permits have been issued for the work to be completed on the Offsite locations, Phase 1a&b, Phase 2 and Phase 3. Additional permitting will be required for the Amenity Area.

3.2.1 Duval County Permits

Duval County has approved the Construction Plans for Offsite, Phase 1a&b, Phase 2 and Phase 3. Additionally, the PUD Verification for the entire development has been approved. Permitting will need to be completed for the Amenity Area.

3.2.2 JEA Water and Sewer Permits

JEA has approved the Construction Plans for Offsite, Phase 1a&b, Phase 2 and Phase 3. Permitting will need to be completed for the Amenity Area.

3.2.3 FDEP Water and Sewer Permits

FDEP has approved the Construction Plans for the Offsite Water Main and Force Main extensions. No additional FDEP utility permitting will be required.

3.2.4 SJRWMD ERP Permit

SJRWMD has approved the Construction Plans, Drainage Calculations, and Environmental mitigation for Phase 1a&b, Phase 2 and Phase 3. Permitting will need to be completed for the Amenity Area.

3.3 Construction Status

Construction for the Offsite Water Main and Force Main are currently ongoing. Construction of the Main Entry Road and other infrastructure associated with Phases 1a&b, Phase 2, and Phase 3 are under construction now, with an estimated 19 months to complete.

4.0 ENGINEER'S CERTIFICATION

In our opinion, the improvement cost estimates are fair and reasonable, and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs and in the construction time frames as described in this report. The estimated probable construction costs were determined from actual construction contracts with a ten percent (10%) contingency and compared to unit prices within North Florida. We expect that all improvements to be constructed can be completed on schedule. Permits necessary to complete the improvements will be acquired in the normal course of business. Therefore, we believe the CDD will be well served by the infrastructure improvements discussed in this report. The improvements, if constructed to the designs described herein, will be sufficient to support the Development as described in Section 2 of this Engineering Report. The benefit to the assessable lands, within the CDD and as a result of the Capital Improvement Plan, shall at least be equal to cost thereof. The CDD shall pay the lesser of the actual cost or the fair market value of the public improvements comprising the Capital Improvement Plan.

I hereby certify that the foregoing is a true and correct copy of the Capital Improvement Plan.

This item has been digitally signed and sealed by:
Mary E. Leaptrott on the date adjacent to the seal

Printed copies of this document are not considered
Signed and sealed and the signature must be
Verified on any electronic copies.

Mary E. Leaptrott, P.E.
Florida Registration No. 61449
Connelly & Wicker, Inc.

ATTACHMENT A

MAPS

BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

April 29, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was prepared to provide a master financing plan and a master special assessment methodology for the Braddock Lakes Community Development District (the "District"), located entirely within Jacksonville, Duval County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Program" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's CIP described in the Braddock Lakes Community Development District Engineer's Report prepared by PRIME AE Group, Inc. (the "District Engineer") and dated April 29, 2025, as may be amended and supplemented from time to time (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the CIP create direct special and peculiar benefits to the assessable lands within its borders, different in kind and degree than general benefits, for properties outside of its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the direct special and peculiar benefits which accrue to the assessable property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide direct special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the direct special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Braddock Lakes development (the "Development" or "Braddock Lakes"), a master planned, residential development located entirely within Jacksonville, Duval County, Florida. The land within the District consists of approximately 278.27 +/- acres and is bounded on the North, West, East and South by undeveloped land and on the Southeast by Braddock Road.

2.2 The Development Program

The development of Braddock Lakes is anticipated to be conducted by Richmond American Homes of Florida, LP (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 432 Single Family residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Braddock Lakes.

3.0 The Capital Improvement Program

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Program

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of engineering, studies and permitting, offsite improvements water, sewer and signal, internal roads and walks, recreation and landscape, electrical, water and sewer, stormwater management, environmental preservation and contingency as set forth in more detail in the Engineer's Report. At the time of this writing, the total cost of the CIP is estimated to total approximately \$37,946,894.03.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide direct benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public

infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$52,245,000 in par amount of Special Assessment Bonds in one or more Series (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$52,245,000 to, among other things, finance approximately \$37,946,894.03 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow funds and incur indebtedness in the total amount of approximately \$52,245,000. The difference is comprised of debt service reserves, funding capitalized interest, underwriter's discount and paying costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to direct special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive direct special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of 432 Single Family residential units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the direct special and peculiar benefits received by the assessable land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the direct special and peculiar benefits to the land within the District, the District can assign or

allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such direct special and peculiar benefits. Even though these direct special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the CIP as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of development and the intensity of use of the CIP, the total ERU counts for each land use category, and the share of the benefit received by each land use.

While the current Development Plan for the District currently only envisions one product type, in the event that future product types were to be introduced, the District would then assess the various product types by ERU weights. The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the CIP. Due to the development plan envisioning the development of residential units of the same type, the above arguments support the assignment of identical ERU weight of 1.00 to all identical units proposed to be developed within the District.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities - No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property - Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$52,245,000 will be preliminarily levied on approximately 278.27 +/- gross acres at a rate of \$187,749.31 per gross acre.

When the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property - In the event unplatted land is sold to a third party (the "Transferred Property"), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights

and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create direct special and peculiar benefits to the assessable properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating direct special and peculiar benefits to the property within the District. The direct special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide direct special and peculiar benefits which are greater than the benefits of any single category of improvements. These direct special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond assessments is fair and reasonable because, with the exception mentioned in *Section 5.2*, it was conducted on the basis of consistent application of the methodology

described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the direct special and peculiar benefits derived from the CIP by land use.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any Bond Assessments more than the determined direct special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat within the District results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Developable Lands" within the District (i.e., those remaining unplatted developable lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the

difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Developable Lands within the District, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the District, b) the revised, overall development plan showing the number and type of units reasonably planned for within the District, c) proof of the amount of entitlements for the Remaining Unplatted Developable Lands within the District, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within the District, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres within the District, any

unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$52,245,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund the CIP within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As may be set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, shall require a payment to satisfy "true-up" obligations as well as additional

contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs” or any other form of repayment, if any are provided for in connection with any particular bond issuance.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the Bond Assessments related to the District’s CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the offering document associated with the Bonds.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Braddock Lakes Community Development District

Development Plan

| Unit Type | Total Number of Units |
|---------------|-----------------------|
| Single Family | 432 |
| Total | 432 |

Table 2

Braddock Lakes Community Development District

Capital Improvement Plan

| Improvement | Total CIP Costs |
|---|------------------------|
| Engineering, Studies, and Permitting | \$561,600.00 |
| Offsite Improvements Water, Sewer and Signal | \$1,452,241.48 |
| Mobilization, E&SC, Clearing, Earthwork, Seed and Sod | \$10,773,850.00 |
| Internal Roads and Walks | \$3,558,252.26 |
| Amenity, Recreation and Common Landscape | \$3,816,311.00 |
| Electrical | \$874,800.00 |
| Water and Sewer | \$8,127,963.91 |
| Stormwater Management | \$5,332,157.74 |
| Environmental Preservation | \$0.00 |
| Contingency | \$3,449,717.64 |
| Total | \$37,946,894.03 |

Table 3

Braddock Lakes

Community Development District

Preliminary Sources and Uses of Funds

Sources

| | |
|----------------------|------------------------|
| Bond Proceeds: | |
| Par Amount | \$52,245,000.00 |
| Total Sources | \$52,245,000.00 |

Uses

| | |
|---------------------------|------------------------|
| Project Fund Deposits: | |
| Project Fund | \$37,946,894.03 |
| Other Fund Deposits: | |
| Debt Service Reserve Fund | \$4,640,789.26 |
| Capitalized Interest Fund | \$8,359,200.00 |
| Delivery Date Expenses: | |
| Costs of Issuance | \$1,294,900.00 |
| Rounding | \$3,216.71 |
| Total Uses | \$52,245,000.00 |

Financial Assumptions

Coupon Rate: 8%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Underwriter's Discount Rate: 2%
 Cost of Issuance: \$250,000

Table 4

Braddock Lakes

Community Development District

Benefit Allocation

| Unit Type | Total Number of Units | ERU per Unit | Total ERU |
|---------------|-----------------------|--------------|---------------|
| Single Family | 432 | 1.00 | 432.00 |
| Total | 432 | | 432.00 |

Table 5

Braddock Lakes

Community Development District

Bond Assessment Apportionment

| Unit Type | Total Number of Units | Total Cost Allocation | Total Bond Assessment Apportionment | Bond Assessment Apportionment per Unit | Annual Bond Assessment Debt Service per Unit - paid in March* |
|---------------|-----------------------|------------------------|-------------------------------------|--|---|
| Single Family | 432 | \$37,946,894.03 | \$52,245,000.00 | \$120,937.50 | \$11,613.59 |
| Total | 432 | \$37,946,894.03 | \$52,245,000.00 | | |

* Includes costs of collection estimated at 3.5% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the estimated amount of \$52,245,000 are proposed to be levied over the area as described below:

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Work Order No. 23-407.04
File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 24, said corner also being the Northwest corner of said lands described and recorded in Official Records Book 19884, page 22; thence along the boundary line of last said lands the following 21 courses: Course 1, thence North $89^{\circ}16'03''$ East, along the South line of said Section 24, a distance of 450.15 feet; Course 2, thence North $67^{\circ}59'16''$ East, departing said South line, 689.86 feet; Course 3, thence South $87^{\circ}29'05''$ East, 600.00 feet; Course 4, thence South $52^{\circ}33'37''$ East, 350.11 feet to a point lying on said South line of Section 24; Course 5, thence North $89^{\circ}16'03''$ East, along said South line, 349.90 feet; Course 6, thence North $10^{\circ}59'16''$ East, departing said South line, 457.98 feet; Course 7, thence North $89^{\circ}15'48''$ East, 235.00 feet; Course 8, thence South $40^{\circ}00'44''$ East, 179.91 feet; Course 9, thence North $89^{\circ}15'48''$ East, 335.00 feet; Course 10, thence South $04^{\circ}00'44''$ East, 25.22 feet; Course 11, thence South $35^{\circ}21'44''$ West, 169.64 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 12, thence Southeasterly along the arc of said curve, through a central angle of $107^{\circ}21'31''$, an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $47^{\circ}55'19''$ East, 112.80 feet; Course 13, thence South $84^{\circ}14'28''$ East, along a non-tangent line, 18.10 feet; Course 14, thence North $27^{\circ}12'10''$ East, 125.58 feet; Course 15, thence North $21^{\circ}08'32''$ East, 36.65 feet; Course 16, thence North $89^{\circ}15'48''$ East, 670.78 feet; Course 17, thence South $51^{\circ}58'53''$ East, 340.71 feet to the Northeast corner of Government Lot 2, said Section 25; Course 18, thence South $00^{\circ}20'32''$ West, along the East line thereof, 1319.30 feet to a point lying on the Northerly right of way line of Braddock Road, a 66 foot right of way as presently established; Course 19, thence South $87^{\circ}35'31''$ West, along said Northerly right of way line and along the South line of the North one-half of said Government Lot 2, a distance of 1353.34 feet to the Southwest corner thereof; Course 20, thence North $00^{\circ}24'46''$ West, along the West line thereof, 655.46 feet to the Southeast corner of the North one-quarter of the Northwest one-quarter of said Section 25; Course 21, thence South $89^{\circ}23'47''$ West, along the South line thereof, 2741.54 feet to the Southwest corner thereof; thence South $00^{\circ}00'55''$ East, departing said boundary line and along the West line of said Section 25, a distance of 2093.84 feet to the Southeast corner of the Northeast one-quarter of said Section 26, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 20767, page 1731, of said current Public Records; thence North $88^{\circ}03'02''$ West, along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 10802, page 493, of said current Public Records, 1498.26 feet to the Southwest corner of the East one-half of the Northeast one-quarter of said Section 26, said corner also being the Southeasterly corner of those lands described

Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

Containing 278.27 acres, more or less.

Exhibit "B"

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

002472-0120

RICHMOND AMERICAN HOMES OF FLORIDA LP
10255 FORTUNE PARKWAY
SUITE 150
JACKSONVILLE, FL 32256

RICHMOND AMERICAN HOMES OF FLORIDA, LP
4350 SOUTH MONACO STREET
SUITE 500
DENVER, CO 80237

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

7C

MASTER ENGINEER'S REPORT

for

BRADDOCK LAKES SUBDIVISION

JACKSONVILLE, DUVAL COUNTY

Prepared for:

BOARD OF SUPERVISORS BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT

April 29, 2025

Prepared by



PRIME AE GROUP, INC.

10060 Skinner Lake Drive, Suite 500

Jacksonville, FL 32246

(904) 265-3030 • Fax (904) 265-3031

C.A. Number: 3650

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General Location Map

PUD Vérification Map

Water and Wastewater Facilities Map

1.0 INTRODUCTION

1.1 Background

The Braddock Lakes Community Development District (“CDD”) was established by Duval County **Ordinance No. 2023-301-E** enacted on April 8, 2025 and effective on April 14, 2025 in accordance with Chapter 190, Florida Statutes. The purpose of the CDD is to provide an instrument for financing, constructing, operating, and maintaining the Public Infrastructure located within and outside the CDD.

The Braddock Lakes CDD property is a Planned Unit Development (PUD) located in Jacksonville, Duval County, Florida. It is bounded on the North, West, East and South by undeveloped land and on the Southeast by Braddock Road.

A location map of the CDD is included in Attachment A - Maps.

1.2 Proposed Land Uses

The Braddock Lakes CDD consists of approximately 278.27 acres developed with 432 residential lots. The land uses are presented in Table 1-1.

Table 1-1: Land Uses

| Land Use | Acres | Residential Units |
|---------------------------------------|--------|-------------------|
| Single Family | 60.78 | 432 |
| Stormwater Ponds | 14.03 | |
| Right of Way | 21.87 | |
| Recreation and Open Space | 39.47 | |
| Wetlands | 128.25 | |
| Upland Buffers and Compensatory Ponds | 13.84 | |
| Total* | 278.27 | 432 |

**Total may differ due to rounding.*

The Planned Unit Development Verification Map is included in Attachment A - Maps

2.0 BRADDOCK LAKES CDD IMPROVEMENTS

2.1 Infrastructure

The infrastructure improvements will provide offsite improvement, internal roadways, sidewalk connections, recreation space and landscape, as well as electrical, water and sewer utilities, stormwater facilities, and environmental preservation areas. Infrastructure elements are further described below:

2.1.1 Offsite Improvements

The turn lane into the CDD is located outside of the CDD Boundary but developed for the safety of the community. Additionally, the Water Main and Sewer Force Main are extended offsite to connect to JEA connection points.

See Major Water and Wastewater Facilities Map in Attachment A.

2.1.2 Internal Roadways and Sidewalk Connections

The main drive entering Braddock Road connects to internal roads that connect to the residences. Additionally, there are sidewalk connections throughout and leading to the recreation areas.

2.1.3 Recreation Space and Landscape

The Recreation Space is located on the main road and will consist of a Tot Lot, Dog Park, Pool & Pavilion, unimproved trails and fishing pond. Braddock Road Subdivision will not be gated, and monument signage and entry landscaping are planned.

2.1.4 Electrical

JEA will provide the electrical infrastructure to include underground electric utility lines and streetlights. The CDD will finance the cost as each phase enters into construction.

2.1.5 Water and Sewer

There will be two Lift Stations with one of the two being a Master Lift Station. Gravity Sewer will serve the individual lots and the Lift Stations will be manifolded together. Domestic Water and Fire Protection will serve each individual lot. All Water and Sewer services will be dedicated to JEA. The points of connection are outside the CDD Boundary and described above.

2.1.6 Stormwater Management Facilities

The development consists of 432 Single Family units and associated roadways, utilities, and storm water management system. There are 12 Stormwater Wet Detention Ponds which will provide the required treatment volume and will discharge via an Outlet Control Structures and Weirs.

Specifications for wet detention were used to design the 12 Stormwater Management Facilities (SWMF-1 through SWMF-12) to service this site. Methods obtained from the Environmental Resource Permit (ERP) Applicants Handbook published June 1, 2018 were used to determine the required treatment volume and recovery time

In addition to storm analysis meeting the St. Johns River Water Management District (SJRWMD) criteria, the City of Jacksonville requires a 5-year analysis to establish a starting elevation in the Stormwater Management Facility for the storm sewer design when the SCS method is utilized. Using that data, elevations of the roadway and the storm pipe infrastructure is established.

The overall Stormwater Plan was developed in one Drainage Analysis Reports and associated Construction plans. These documents identify:

1. Stormwater Pond locations, controls, and peak discharge rates,
2. Water quality requirements,
3. 100-year floodplain elevations and compensating storage requirements to mitigate for encroachments;
4. Wetland studies and mitigation requirements, and
5. Groundwater flows.

Permitting by SJRWMD and Duval County were obtained for each Phase prior to construction. The drainage system will maintain existing drainage patterns to the greatest extent possible. The Stormwater Wet Detention Ponds will provide for treatment and attenuation. With SJRWMD regulations in mind, permitting wetlands impacted for new infrastructure required mitigation planned as onsite preservation and purchasing of credits.

Storm inlets and piping will remove surface drainage from the roadways and convey stormwater to the onsite ponds. The elevations of the roads are designed to maintain a minimum of 20-inch separation from groundwater to help protect the road base material. Where this is not possible an underdrain system will be installed to assist in draining the excess groundwater.

2.1.7 Environmental Preservation

128.25+ acres of Wetlands will be preserved onsite. Further the CDD will purchase Wetland Preservation Credits to mitigate impacts. The onsite wetlands will be placed into a Conservation Easement. Where possible, wetland buffers added between the wetlands and developed properties will have signage to further protect the wetlands.

2.2 Engineering and Permitting

The CDD will pay for Engineering Design, Flood Plain Studies, Geotechnical Studies, Environmental Studies, and Permit Fees associated with the Capital Improvement Plan.

2.3 Ownership and Maintenance

All improvements funded by the CDD will be on land owned by, or on which a permanent easement is granted in favor of, the CDD or another governmental entity. The ownership and maintenance responsibilities for the infrastructure improvements within the CDD vary by the improvement as presented in Table 2-1.

Table 2-1: O&M

| Improvement | Ownership | Maintenance Entity |
|-------------------------------|----------------------|---------------------------|
| Offsite Improvements | Duval County and JEA | Duval County and JEA |
| Internal Roads & Walks in ROW | Duval County | Duval County |
| Recreation & Landscape | CDD | CDD |
| Electrical | JEA | JEA |
| Water and Sewer | JEA | JEA |
| Stormwater Management | CDD | CDD |
| Environmental Preservation | CDD | CDD |

3.0 CAPITAL IMPROVEMENT PLAN

3.1 Improvement Costs

The infrastructure improvements may be divided into several construction/acquisition packages. The total cost of the Capital Improvement Plan is estimated at **\$37,946,894.03**. The costs presented below are based upon current construction contracts for Phase 1a & 1b, Phase 2, Phase 3, and Offsite Water & Sewer. Engineer's Estimates are included for Engineering Studies and Permitting at \$1,300 per lot and Electrical at \$2,025 per lot. A ten percent (10%) contingency has been added for the Total Costs. Table 3-1 summarizes the CIP costs.

Table 3-1: Capital Improvement Costs

| Improvement Category | Phase 1a & 1b 135 Lots | Phase 2 168 Lots | Phase 3 129 Lots | Total Costs |
|---|--|-----------------------------|-----------------------------|------------------------|
| Engineering, Studies, and Permitting ¹ | \$175,500.00 | \$218,400.00 | \$167,700.00 | \$561,600.00 |
| Offsite Improvements Water, Sewer and Signal ² | \$1,452,241.48 (Offsite Water and Sewer) | - | - | \$1,452,241.48 |
| Mobilization, E&SC, Clearing, Earthwork, Seed and Sod | \$4,334,356.43 | \$3,425,639.13 | \$3,003,854.44 | \$10,773,850.00 |
| Internal Roads and Walks ³ | \$1,890,876.66 | \$1,040,674.22 | \$626,699.38 | \$3,558,252.26 |
| Amenity, Recreation and Common Landscape ⁴ | \$1,192,597.00 | \$1,484,121.00 | \$1,139,593.00 | \$3,816,311.00 |
| Electrical | \$273,375.00 | \$340,200.00 | \$261,225.00 | \$874,800.00 |
| Water and Sewer ⁵ | \$3,715,272.94 | \$3,031,052.98 | \$1,381,637.99 | \$8,127,963.91 |
| Stormwater Management ⁶ | \$2,688,842.98 | \$1,563,312.95 | \$1,080,001.81 | \$5,332,157.74 |
| Environmental Preservation ⁷ | 0 | 0 | 0 | \$0 |
| Contingency at 10% | \$1,573,306.45 | \$1,110,340.03 | \$766,071.16 | \$3,449,717.64 |
| Total Cost +/- Contingency (approx..) | \$17,306,370.94 | \$12,213,740.31 | \$8,426,782.78 | \$37,946,894.03 |

1. Engineering & Permitting includes the design of Roadways, Stormwater Management System, Sanitary Sewer, and Potable Water. Permits include COJ, FDEP, and SJRWMD.
2. Offsite improvements under Phase 1a include connections to existing Potable Water Main & Force Main. As well as a Turn Lane on Braddock Road. Total Contract 2,510,196.00. JEA Cost Share 1,063,932.70. Net CIP is
3. Internal Roads and Walks include grading, paving, striping, erosion control, surveying, curbs and sidewalks.
4. Recreation and Landscape includes monument sign, entry landscape, pool and pavilion, tot lot, dog park, and fishing pond. Estimated Budget.
5. Water and sewer include onsite mains, services, and lift stations.
6. Stormwater Management includes storm inlets, piping, ponds, outfall controls, and upflow filters.
7. Environmental Preservation includes wetland mitigation credits. These fees were included in purchase of the land.

3.2 Permit Status

Permits have been issued for the work to be completed on the Offsite locations, Phase 1a&b, Phase 2 and Phase 3. Additional permitting will be required for the Amenity Area.

3.2.1 Duval County Permits

Duval County has approved the Construction Plans for Offsite, Phase 1a&b, Phase 2 and Phase 3. Additionally, the PUD Verification for the entire development has been approved. Permitting will need to be completed for the Amenity Area.

3.2.2 JEA Water and Sewer Permits

JEA has approved the Construction Plans for Offsite, Phase 1a&b, Phase 2 and Phase 3. Permitting will need to be completed for the Amenity Area.

3.2.3 FDEP Water and Sewer Permits

FDEP has approved the Construction Plans for the Offsite Water Main and Force Main extensions. No additional FDEP utility permitting will be required.

3.2.4 SJRWMD ERP Permit

SJRWMD has approved the Construction Plans, Drainage Calculations, and Environmental mitigation for Phase 1a&b, Phase 2 and Phase 3. Permitting will need to be completed for the Amenity Area.

3.3 Construction Status

Construction for the Offsite Water Main and Force Main are currently ongoing. Construction of the Main Entry Road and other infrastructure associated with Phases 1a&b, Phase 2, and Phase 3 are under construction now, with an estimated 19 months to complete.

4.0 ENGINEER'S CERTIFICATION

In our opinion, the improvement cost estimates are fair and reasonable, and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs and in the construction time frames as described in this report. The estimated probable construction costs were determined from actual construction contracts with a ten percent (10%) contingency and compared to unit prices within North Florida. We expect that all improvements to be constructed can be completed on schedule. Permits necessary to complete the improvements will be acquired in the normal course of business. Therefore, we believe the CDD will be well served by the infrastructure improvements discussed in this report. The improvements, if constructed to the designs described herein, will be sufficient to support the Development as described in Section 2 of this Engineering Report. The benefit to the assessable lands, within the CDD and as a result of the Capital Improvement Plan, shall at least be equal to cost thereof. The CDD shall pay the lesser of the actual cost or the fair market value of the public improvements comprising the Capital Improvement Plan.

I hereby certify that the foregoing is a true and correct copy of the Capital Improvement Plan.

This item has been digitally signed and sealed by:
Mary E. Leaptrott on the date adjacent to the seal

Printed copies of this document are not considered
Signed and sealed and the signature must be
Verified on any electronic copies.

Mary E. Leaptrott, P.E.
Florida Registration No. 61449
Connelly & Wicker, Inc.

ATTACHMENT A

MAPS

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

7D

BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment Methodology Report

April 29, 2025



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was prepared to provide a master financing plan and a master special assessment methodology for the Braddock Lakes Community Development District (the "District"), located entirely within Jacksonville, Duval County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Program" or "CIP") contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's CIP described in the Braddock Lakes Community Development District Engineer's Report prepared by PRIME AE Group, Inc. (the "District Engineer") and dated April 29, 2025, as may be amended and supplemented from time to time (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the CIP create direct special and peculiar benefits to the assessable lands within its borders, different in kind and degree than general benefits, for properties outside of its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the direct special and peculiar benefits which accrue to the assessable property within the District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide direct special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the direct special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the CIP as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Braddock Lakes development (the "Development" or "Braddock Lakes"), a master planned, residential development located entirely within Jacksonville, Duval County, Florida. The land within the District consists of approximately 278.27 +/- acres and is bounded on the North, West, East and South by undeveloped land and on the Southeast by Braddock Road.

2.2 The Development Program

The development of Braddock Lakes is anticipated to be conducted by Richmond American Homes of Florida, LP (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 432 Single Family residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Braddock Lakes.

3.0 The Capital Improvement Program

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Program

The Capital Improvement Plan needed to serve the Development is projected to consist of improvements which will serve all of the lands in the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Capital Improvement Plan will consist of engineering, studies and permitting, offsite improvements water, sewer and signal, internal roads and walks, recreation and landscape, electrical, water and sewer, stormwater management, environmental preservation and contingency as set forth in more detail in the Engineer's Report. At the time of this writing, the total cost of the CIP is estimated to total approximately \$37,946,894.03.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide direct benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of public capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public

infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the CIP as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$52,245,000 in par amount of Special Assessment Bonds in one or more Series (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$52,245,000 to, among other things, finance approximately \$37,946,894.03 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow funds and incur indebtedness in the total amount of approximately \$52,245,000. The difference is comprised of debt service reserves, funding capitalized interest, underwriter's discount and paying costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to direct special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive direct special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the development of 432 Single Family residential units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the direct special and peculiar benefits received by the assessable land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the direct special and peculiar benefits to the land within the District, the District can assign or

allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such direct special and peculiar benefits. Even though these direct special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the CIP as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of development and the intensity of use of the CIP, the total ERU counts for each land use category, and the share of the benefit received by each land use.

While the current Development Plan for the District currently only envisions one product type, in the event that future product types were to be introduced, the District would then assess the various product types by ERU weights. The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the CIP. Due to the development plan envisioning the development of residential units of the same type, the above arguments support the assignment of identical ERU weight of 1.00 to all identical units proposed to be developed within the District.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities - No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property - Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is proposed to be sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

As the land in the District is not yet platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$52,245,000 will be preliminarily levied on approximately 278.27 +/- gross acres at a rate of \$187,749.31 per gross acre.

When the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the District.

Transferred Property - In the event unplatted land is sold to a third party (the "Transferred Property"), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District's methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights

and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create direct special and peculiar benefits to the assessable properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating direct special and peculiar benefits to the property within the District. The direct special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public improvements which are part of the CIP make the land in the District developable and saleable and when implemented jointly as parts of the CIP, provide direct special and peculiar benefits which are greater than the benefits of any single category of improvements. These direct special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of direct special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond assessments is fair and reasonable because, with the exception mentioned in *Section 5.2*, it was conducted on the basis of consistent application of the methodology

described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the direct special and peculiar benefits derived from the CIP by land use.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any Bond Assessments more than the determined direct special benefit peculiar to that property.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat within the District results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Developable Lands" within the District (i.e., those remaining unplatted developable lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within the District has more than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the District, may allocate additional ERUs/densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated ERUs (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and Bond Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the

difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Developable Lands within the District, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the District, b) the revised, overall development plan showing the number and type of units reasonably planned for within the District, c) proof of the amount of entitlements for the Remaining Unplatted Developable Lands within the District, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat within the District, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres within the District, any

unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of \$52,245,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

Master Lien - This master assessment allocation methodology is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the CIP. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

System of Improvements - As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund the CIP within any benefitted property or designated assessment area within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

Contributions - As may be set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, shall require a payment to satisfy "true-up" obligations as well as additional

contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs” or any other form of repayment, if any are provided for in connection with any particular bond issuance.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the Bond Assessments related to the District’s CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the offering document associated with the Bonds.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Braddock Lakes Community Development District

Development Plan

| Unit Type | Total Number of Units |
|---------------|-----------------------|
| Single Family | 432 |
| Total | 432 |

Table 2

Braddock Lakes Community Development District

Capital Improvement Plan

| Improvement | Total CIP Costs |
|---|------------------------|
| Engineering, Studies, and Permitting | \$561,600.00 |
| Offsite Improvements Water, Sewer and Signal | \$1,452,241.48 |
| Mobilization, E&SC, Clearing, Earthwork, Seed and Sod | \$10,773,850.00 |
| Internal Roads and Walks | \$3,558,252.26 |
| Amenity, Recreation and Common Landscape | \$3,816,311.00 |
| Electrical | \$874,800.00 |
| Water and Sewer | \$8,127,963.91 |
| Stormwater Management | \$5,332,157.74 |
| Environmental Preservation | \$0.00 |
| Contingency | \$3,449,717.64 |
| Total | \$37,946,894.03 |

Table 3

Braddock Lakes

Community Development District

Preliminary Sources and Uses of Funds

Sources

| | |
|----------------------|------------------------|
| Bond Proceeds: | |
| Par Amount | \$52,245,000.00 |
| Total Sources | \$52,245,000.00 |

Uses

| | |
|---------------------------|------------------------|
| Project Fund Deposits: | |
| Project Fund | \$37,946,894.03 |
| Other Fund Deposits: | |
| Debt Service Reserve Fund | \$4,640,789.26 |
| Capitalized Interest Fund | \$8,359,200.00 |
| Delivery Date Expenses: | |
| Costs of Issuance | \$1,294,900.00 |
| Rounding | \$3,216.71 |
| Total Uses | \$52,245,000.00 |

Financial Assumptions

Coupon Rate: 8%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Underwriter's Discount Rate: 2%
 Cost of Issuance: \$250,000

Table 4

Braddock Lakes

Community Development District

Benefit Allocation

| Unit Type | Total Number of Units | ERU per Unit | Total ERU |
|---------------|-----------------------|--------------|---------------|
| Single Family | 432 | 1.00 | 432.00 |
| Total | 432 | | 432.00 |

Table 5

Braddock Lakes

Community Development District

Bond Assessment Apportionment

| Unit Type | Total Number of Units | Total Cost Allocation | Total Bond Assessment Apportionment | Bond Assessment Apportionment per Unit | Annual Bond Assessment Debt Service per Unit - paid in March* |
|---------------|-----------------------|------------------------|-------------------------------------|--|---|
| Single Family | 432 | \$37,946,894.03 | \$52,245,000.00 | \$120,937.50 | \$11,613.59 |
| Total | 432 | \$37,946,894.03 | \$52,245,000.00 | | |

* Includes costs of collection estimated at 3.5% (subject to change) and an allowance for early payment discount estimated at 4% (subject to change)

Exhibit "A"

Bond Assessments in the estimated amount of \$52,245,000 are proposed to be levied over the area as described below:

Revised November 19, 2024
March 27, 2024
Page 1 of 2

Work Order No. 23-407.04
File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 24, said corner also being the Northwest corner of said lands described and recorded in Official Records Book 19884, page 22; thence along the boundary line of last said lands the following 21 courses: Course 1, thence North $89^{\circ}16'03''$ East, along the South line of said Section 24, a distance of 450.15 feet; Course 2, thence North $67^{\circ}59'16''$ East, departing said South line, 689.86 feet; Course 3, thence South $87^{\circ}29'05''$ East, 600.00 feet; Course 4, thence South $52^{\circ}33'37''$ East, 350.11 feet to a point lying on said South line of Section 24; Course 5, thence North $89^{\circ}16'03''$ East, along said South line, 349.90 feet; Course 6, thence North $10^{\circ}59'16''$ East, departing said South line, 457.98 feet; Course 7, thence North $89^{\circ}15'48''$ East, 235.00 feet; Course 8, thence South $40^{\circ}00'44''$ East, 179.91 feet; Course 9, thence North $89^{\circ}15'48''$ East, 335.00 feet; Course 10, thence South $04^{\circ}00'44''$ East, 25.22 feet; Course 11, thence South $35^{\circ}21'44''$ West, 169.64 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 12, thence Southeasterly along the arc of said curve, through a central angle of $107^{\circ}21'31''$, an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $47^{\circ}55'19''$ East, 112.80 feet; Course 13, thence South $84^{\circ}14'28''$ East, along a non-tangent line, 18.10 feet; Course 14, thence North $27^{\circ}12'10''$ East, 125.58 feet; Course 15, thence North $21^{\circ}08'32''$ East, 36.65 feet; Course 16, thence North $89^{\circ}15'48''$ East, 670.78 feet; Course 17, thence South $51^{\circ}58'53''$ East, 340.71 feet to the Northeast corner of Government Lot 2, said Section 25; Course 18, thence South $00^{\circ}20'32''$ West, along the East line thereof, 1319.30 feet to a point lying on the Northerly right of way line of Braddock Road, a 66 foot right of way as presently established; Course 19, thence South $87^{\circ}35'31''$ West, along said Northerly right of way line and along the South line of the North one-half of said Government Lot 2, a distance of 1353.34 feet to the Southwest corner thereof; Course 20, thence North $00^{\circ}24'46''$ West, along the West line thereof, 655.46 feet to the Southeast corner of the North one-quarter of the Northwest one-quarter of said Section 25; Course 21, thence South $89^{\circ}23'47''$ West, along the South line thereof, 2741.54 feet to the Southwest corner thereof; thence South $00^{\circ}00'55''$ East, departing said boundary line and along the West line of said Section 25, a distance of 2093.84 feet to the Southeast corner of the Northeast one-quarter of said Section 26, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 20767, page 1731, of said current Public Records; thence North $88^{\circ}03'02''$ West, along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 10802, page 493, of said current Public Records, 1498.26 feet to the Southwest corner of the East one-half of the Northeast one-quarter of said Section 26, said corner also being the Southeasterly corner of those lands described

Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

Containing 278.27 acres, more or less.

Exhibit “B”

The debt assessment lien is being placed on property described in the attached legal description. For notice purposes, listed below are the potentially applicable County Property Appraiser parcels, and property owners, developers/potential property owners, and developers that will be included on a mailing list related to debt assessments:

002472-0120

RICHMOND AMERICAN HOMES OF FLORIDA LP
10255 FORTUNE PARKWAY
SUITE 150
JACKSONVILLE, FL 32256

RICHMOND AMERICAN HOMES OF FLORIDA, LP
4350 SOUTH MONACO STREET
SUITE 500
DENVER, CO 80237

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

7E

RESOLUTION 2025-36

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Braddock Lakes Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct offsite improvements, internal roadways and sidewalk connections, recreation space and landscape, electrical, water and sewer, stormwater management facilities,

environmental preservation and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

- b. On April 29, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2025-30 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's capital improvements planned for all lands within the District ("**Project**"); and
- c. The Project is described in the Declaring Resolution and the *Master Engineer's Report for Braddock Lakes Subdivision* dated April 29, 2025 ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Projects by levying special assessments ("**Debt Assessments**") on specially benefited property within the District ("**Assessment Area**"); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, with Resolution 2025-31 the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public

hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and

- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On July 1, and at the time and place specified in Resolution 2025-31, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Projects, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer’s Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project is as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Projects against the properties specially benefited thereby in the Assessment Areas, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report*, dated April 29, 2025 (“**Assessment Report**”) attached hereto as **Exhibit B** and incorporated

herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and

- v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated cost of the Project and the cost to be paid by the Debt Assessments on all specially benefitted property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.**

The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more liens imposed on all or a portion of the Assessment Area.
- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If provided for under the supplemental indenture for the applicable series of bonds, the District may grant a discount equal to any release from the applicable debt service reserve fund resulting from the prepayment.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District

in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any

tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment (“**True-Up Payment**”) in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District’s consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District’s reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental

assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which notice shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 1st DAY OF JULY, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

Exhibit A: *Engineer’s Report*
Exhibit B: *Assessment Report*

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

8A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider the Adoption, etc.; and Notice of Regular Board of Supervisors' Meeting

in the matter of Braddock Lakes Community Development District

in the Court, was published in said newspaper by print in the issues of 6/12/25, 6/19/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 19th day of June, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

**BRADDOCK LAKES
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARING TO CONSIDER
THE ADOPTION OF THE
FISCAL YEARS 2025 AND
2026 BUDGETS; AND
NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING**

The Board of Supervisors ("Board") of the Braddock Lakes Community Development District (the "District") will hold two public hearings on Tuesday, July 1, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256 for the purpose of hearing comments and objections on the adoption of the proposed budgets for Fiscal Years 2024-2025 and 2025-2026 ("2025 Proposed Budget" and "2026 Proposed Budget", respectively). A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meet-

ing are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
Jun. 12/19 00 (25-03175D)

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

8B

RESOLUTION 2025-37

THE ANNUAL APPROPRIATION RESOLUTION OF BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of Braddock Lakes Community Development District (“**District**”) the proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Composite Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (together, the “**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as: “*The Budget for Braddock Lakes Community Development District Ending September 30, 2025.*”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$64,974 to be raised by developer funding, the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|--------------------|----------|
| TOTAL GENERAL FUND | \$60,748 |
|--------------------|----------|

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

PASSED AND ADOPTED THIS 1ST DAY OF JULY, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Comp. Exhibit A: Adopted Budget(s) for Fiscal Year 2025

Comp. Exhibit A: Adopted Budget(s) for Fiscal Year 2025

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

| | <u>Proposed Budget</u> |
|--|----------------------------|
| REVENUES | |
| Developer contribution | 60,748 |
| Total revenues | <u>60,748</u> |
| EXPENDITURES | |
| Professional & administrative | |
| Supervisors | - |
| Management/accounting/recording** | 16,000 |
| Legal | 25,000 |
| Engineering | 2,000 |
| Audit* | - |
| Arbitrage rebate calculation* | - |
| Dissemination agent* | 333 |
| Trustee* | - |
| Telephone | 100 |
| Postage | 500 |
| Printing & binding | 250 |
| Legal advertising | 7,500 |
| Annual special district fee | 175 |
| Insurance | 5,500 |
| Contingencies/bank charges | 1,500 |
| Website hosting & maintenance | 1,680 |
| Website ADA compliance | 210 |
| Total expenditures | <u>60,748</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - - |
| Fund balance - beginning (unaudited) | - |
| Fund balance - ending (projected) | - |
| Unassigned | - |
| Fund balance - ending | <u><u>\$ -</u></u> |

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

| | |
|---|-------------------------|
| Supervisors | \$ - |
| Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. | |
| Management/accounting/recording** | 16,000 |
| Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community. | |
| Legal | 25,000 |
| General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. | |
| Engineering | 2,000 |
| The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. | |
| Audit | - |
| Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. | |
| Arbitrage rebate calculation* | - |
| To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. | |
| Dissemination agent* | 333 |
| The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent. | |
| EMMA software service* | - |
| Trustee* | - |
| Telephone | 100 |
| Postage | 500 |
| Telephone and fax machine. | |
| Printing & binding | 250 |
| Mailing of agenda packages, overnight deliveries, correspondence, etc. | |
| Legal advertising | 7,500 |
| Letterhead, envelopes, copies, agenda packages | |
| Annual special district fee | 175 |
| The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. | |
| Insurance | 5,500 |
| Annual fee paid to the Florida Department of Economic Opportunity. | |
| Contingencies/bank charges | 1,500 |
| Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc. | |
| Website hosting & maintenance | 1,680 |
| Website ADA compliance | 210 |
| Total expenditures | <u><u>\$ 60,748</u></u> |

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

9A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider the Adoption, etc.; and Notice of Regular Board of Supervisors' Meeting

in the matter of Braddock Lakes Community Development District

in the Court, was published in said newspaper by print in the issues of 6/12/25, 6/19/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 19th day of June, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

**BRADDOCK LAKES
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARING TO CONSIDER
THE ADOPTION OF THE
FISCAL YEARS 2025 AND
2026 BUDGETS; AND
NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING**

The Board of Supervisors ("Board") of the Braddock Lakes Community Development District (the "District") will hold two public hearings on Tuesday, July 1, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256 for the purpose of hearing comments and objections on the adoption of the proposed budgets for Fiscal Years 2024-2025 and 2025-2026 ("2025 Proposed Budget" and "2026 Proposed Budget", respectively). A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearings and meet-

ing are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
Jun. 12/19 00 (25-03175D)

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

9B

RESOLUTION 2025-38

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

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

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$98,540 to be raised by developer funding, the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|--------------------|----------|
| TOTAL GENERAL FUND | \$98,540 |
|--------------------|----------|

SECTION 3. BUDGET AMENDMENTS

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

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

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

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

PASSED AND ADOPTED THIS 1ST DAY OF JULY, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Comp. Exhibit A: Adopted Budget(s) for Fiscal Year 2026

Comp. Exhibit A: Adopted Budget(s) for Fiscal Year 2026

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

| | <u>Proposed Budget</u> |
|--|----------------------------|
| REVENUES | |
| Developer contribution | 98,540 |
| Total revenues | <u>98,540</u> |
| EXPENDITURES | |
| Professional & administrative | |
| Supervisors | - |
| Management/accounting/recording** | 48,000 |
| Legal | 25,000 |
| Engineering | 2,000 |
| Audit* | 5,500 |
| Arbitrage rebate calculation* | 500 |
| Dissemination agent* | 2,000 |
| Trustee* | 4,500 |
| Telephone | 200 |
| Postage | 500 |
| Printing & binding | 500 |
| Legal advertising | 1,750 |
| Annual special district fee | 175 |
| Insurance | 5,500 |
| Contingencies/bank charges | 1,500 |
| Website hosting & maintenance | 705 |
| Website ADA compliance | 210 |
| Total expenditures | <u>98,540</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - |
| Fund balance - beginning (unaudited) | - |
| Fund balance - ending (projected) | - |
| Unassigned | - |
| Fund balance - ending | <u><u>\$ -</u></u> |

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

| | |
|---|-------------------------|
| Supervisors | \$ - |
| Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. | |
| Management/accounting/recording** | 48,000 |
| Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community. | |
| Legal | 25,000 |
| General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. | |
| Engineering | 2,000 |
| The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. | |
| Audit | 5,500 |
| Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. | |
| Arbitrage rebate calculation* | 500 |
| To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. | |
| Dissemination agent* | 2,000 |
| The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent. | |
| Trustee* | 4,500 |
| Telephone | 200 |
| Postage | 500 |
| Telephone and fax machine. | |
| Printing & binding | 500 |
| Mailing of agenda packages, overnight deliveries, correspondence, etc. | |
| Legal advertising | 1,750 |
| Letterhead, envelopes, copies, agenda packages | |
| Annual special district fee | 175 |
| The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. | |
| Insurance | 5,500 |
| Annual fee paid to the Florida Department of Economic Opportunity. | |
| Contingencies/bank charges | 1,500 |
| Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc. | |
| Website hosting & maintenance | 705 |
| Website ADA compliance | 210 |
| Total expenditures | <u><u>\$ 98,540</u></u> |

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-39

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-23 TO RE-DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE AND AMENITY RATES AND DISCIPLINARY RULES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on April 29, 2025, the District's Board of Supervisors (hereinafter the "Board") adopted Resolution 2025-23 which designated the date time and place of Public Hearing and Authorization to Publish Notice of Such Hearing for the purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules and providing an effective date; and

WHEREAS, the Board desires to amend Resolution 2025-23 to re-designate the date, time and place of Public Hearing and Authorization to Publish Notice of Such Hearing for the purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules and providing an effective date; and

WHEREAS, the Board is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

Section 1. A Public Hearing will be held to adopt Rules of Procedure and rates, fees and charges of the District on _____, 2025, at _____ a.m./p.m. at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Brooksville, Jacksonville, Florida 32256.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, Florida Statutes.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of July, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2025-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Braddock Lakes Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

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

1. ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of July, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

| BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT | | |
|--|-----------------------------------|--------------------|
| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE | | |
| | | |
| LOCATION | | |
| <i>TBD</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| August __, 2025 | Regular Meeting | __:__ AM/PM |
| | | |
| September __, 2025 | Regular Meeting | __:__ AM/PM |
| | | |

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

12

RESOLUTION 2025-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Braddock Lakes Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

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

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

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

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

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

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of July, 2025.

ATTEST:

**BRADDOCK LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

| BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT | | |
|--|-----------------------------------|-------------|
| BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE | | |
| LOCATION <i>TBD</i> | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| October __, 2025 | Regular Meeting | __:__ AM/PM |
| November __, 2025 | Regular Meeting | __:__ AM/PM |
| December __, 2025 | Regular Meeting | __:__ AM/PM |
| January __, 2026 | Regular Meeting | __:__ AM/PM |
| February __, 2026 | Regular Meeting | __:__ AM/PM |
| March __, 2026 | Regular Meeting | __:__ AM/PM |
| April __, 2026 | Regular Meeting | __:__ AM/PM |
| May __, 2026 | Regular Meeting | __:__ AM/PM |
| June __, 2026 | Regular Meeting | __:__ AM/PM |
| July __, 2026 | Regular Meeting | __:__ AM/PM |
| August __, 2026 | Regular Meeting | __:__ AM/PM |
| September __, 2026 | Regular Meeting | __:__ AM/PM |

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

14A

**BRADDOCK LAKES
COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
FOR ANNUAL
AUDIT SERVICES**

The Braddock Lakes Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Jacksonville, Duval County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Stat-*

utes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Braddock Lakes Community Development District." Proposals must be received by 12:00 p.m. on June 23, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Jun. 12 00 (25-03285D)

STATE OF FLORIDA,

S.S.

COUNTY OF Duval,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Request for Proposals For Annual Audit Services

in the matter of Braddock Lakes Community Development District

in the Court, was published in said newspaper by print in the issues of 6/12/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 12th day of June, 2025 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 598731
MY COMMISSION EXPIRES OCT. 03, 2028



Seal

Notary Public, State of Florida

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

14B

**BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Braddock Lakes Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Jacksonville, Duval County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Braddock Lakes Community Development District." Proposals must be received by 12:00 p.m. on June 23, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025

Duval County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than June 23, 2025 at 12:00 p.m., at the offices of District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) electronic and one (1) unbound copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Braddock Lakes Community Development District" on the face of it. **Pricing for each additional bond issuance is required.**

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (“**Proposal Documents**”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District’s limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of two (2) annual renewals. Costs must include the anticipated issuance of special assessment bonds.

SECTION 13. PROTESTS. In accordance with the District’s Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest

setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

14CI

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

June 27, 2025

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

June 30, 2025

Braddock Lakes Community Development District
Wrathell Hunt & Associates LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Braddock Lakes Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Braddock Lakes Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Braddock Lakes Community Development District
June 27, 2025

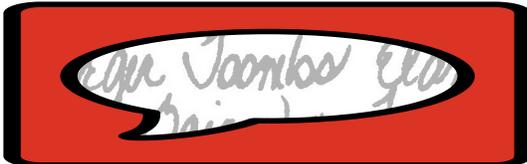
Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Braddock Lakes Community Development District.

Very truly yours,



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

| | |
|---------------------------------------|--------------|
| | <u>Total</u> |
| Partners/Directors (CPA's) | 7 |
| Managers (1 CPA) | 1 |
| Senior/Supervisor Accountants (1 CPA) | 4 |
| Staff Accountants | 8 |
| Paraprofessional | 6 |
| Administrative | <u>6</u> |
| Total – all personnel | 32 |

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Principal – A principal is a partner/director in training. He has been a manager for several years and possesses the technical skills to act as the auditor-in-charge. A principal has no financial interest in the firm.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Braddock Lakes Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

ADDITIONAL SERVICES PROVIDED

Arbitrage Rebate Services

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL also provides arbitrage rebate compliance and related services to governmental issuers. The Tax Reform Act of 1986 requires issuers of most tax-exempt obligations to pay (i.e., “rebate”) to the United States government any arbitrage profits. Arbitrage profits are earnings on the investment of bond proceeds and certain other monies in excess of what would have been earned had such monies been invested at a yield equal to the yield on the bonds.

Federal tax law requires that interim rebate calculations and payments are due at the end of every fifth bond year. Final payment is required upon redemption of the bonds. More frequent calculations may be deemed advisable by an issuer’s auditor, trustee or bond counsel or to assure that accurate and current records are available. These more frequent requirements are usually contained in the Arbitrage or Rebate Certificate with respect to the bonds.

Our firm performs a comprehensive rebate analysis and includes the following:

- Verifying that the issue is subject to rebate;
- Calculating the bond yield;
- Identifying, and separately accounting for, all “Gross Proceeds” (as that term is defined in the Code) of the bond issue, including those requiring analysis due to “transferred proceeds” and/or “commingled funds” circumstances;
- Determining what general and/or elective options are available to Gross proceeds of the issue;
- Calculating the issue’s excess investment earning (rebate liability), if any;
- Delivering appropriate documentation to support all calculations;
- Providing an executive summary identifying the methodology employed, major assumptions, conclusions, and any other recommendations for changes in recordkeeping and investment policies;
- Assisting as necessary in the event of an Internal Revenue Service inquiry; and,
- Consulting with issue staff, as necessary, regarding arbitrage related matters.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 31 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

Habitat Community Development
District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

| | |
|---|--|
| Cheval West Community Development District | Evergreen Community Development District |
| Coconut Cay Community Development District | Forest Brooke Community Development District |
| Colonial Country Club Community Development District | Gateway Services Community Development District |
| Connerton West Community Development District | Gramercy Farms Community Development District |
| Copperstone Community Development District | Greenway Improvement District |
| Creekside @ Twin Creeks Community Development District | Greyhawk Landing Community Development District |
| Deer Run Community Development District | Griffin Lakes Community Development District |
| Dowden West Community Development District | Habitat Community Development District |
| DP1 Community Development District | Harbor Bay Community Development District |
| Eagle Point Community Development District | Harbourage at Braden River Community Development District |
| East Nassau Stewardship District | Harmony Community Development District |
| Eastlake Oaks Community Development District | Harmony West Community Development District |
| Easton Park Community Development District | Harrison Ranch Community Development District |
| Estancia @ Wiregrass Community Development District | Hawkstone Community Development District |

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

| | |
|---|---|
| Heritage Harbor Community Development District | Madeira Community Development District |
| Heritage Isles Community Development District | Marhsall Creek Community Development District |
| Heritage Lake Park Community Development District | Meadow Pointe IV Community Development District |
| Heritage Landing Community Development District | Meadow View at Twin Creek Community Development District |
| Heritage Palms Community Development District | Mediterra North Community Development District |
| Heron Isles Community Development District | Midtown Miami Community Development District |
| Heron Isles Community Development District | Mira Lago West Community Development District |
| Highland Meadows II Community Development District | Montecito Community Development District |
| Julington Creek Community Development District | Narcoossee Community Development District |
| Laguna Lakes Community Development District | Naturewalk Community Development District |
| Lake Bernadette Community Development District | New Port Tampa Bay Community Development District |
| Lakeside Plantation Community Development District | Overoaks Community Development District |
| Landings at Miami Community Development District | Panther Trace II Community Development District |
| Legends Bay Community Development District | Paseo Community Development District |
| Lexington Oaks Community Development District | Pine Ridge Plantation Community Development District |
| Live Oak No. 2 Community Development District | Piney Z Community Development District |

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

| | |
|--|--|
| Poinciana Community Development District | Sampson Creek Community Development District |
| Poinciana West Community Development District | San Simeon Community Development District |
| Port of the Islands Community Development District | Six Mile Creek Community Development District |
| Portofino Isles Community Development District | South Village Community Development District |
| Quarry Community Development District | Southern Hills Plantation I Community Development District |
| Renaissance Commons Community Development District | Southern Hills Plantation III Community Development District |
| Reserve Community Development District | South Fork Community Development District |
| Reserve #2 Community Development District | St. John's Forest Community Development District |
| River Glen Community Development District | Stoneybrook South Community Development District |
| River Hall Community Development District | Stoneybrook South at ChampionsGate Community Development District |
| River Place on the St. Lucie Community Development District | Stoneybrook West Community Development District |
| Rivers Edge Community Development District | Tern Bay Community Development District |
| Riverwood Community Development District | Terracina Community Development District |
| Riverwood Estates Community Development District | Tison's Landing Community Development District |
| Rolling Hills Community Development District | TPOST Community Development District |
| Rolling Oaks Community Development District | |

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community
Development District

Vizcaya in Kendall
Development District

TSR Community Development
District

Waterset North Community
Development District

Turnbull Creek Community
Development District

Westside Community Development
District

Twin Creeks North Community
Development District

WildBlue Community Development
District

Urban Orlando Community
Development District

Willow Creek Community
Development District

Verano #2 Community
Development District

Willow Hammock Community
Development District

Viera East Community
Development District

Winston Trails Community
Development District

VillaMar Community
Development District

Zephyr Ridge Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

| | |
|---|--|
| City of Westlake | Office of the Medical Examiner, District 19 |
| Florida Inland Navigation District | Rupert J. Smith Law Library of St. Lucie County |
| Fort Pierce Farms Water Control District | St. Lucie Education Foundation |
| Indian River Regional Crime Laboratory, District 19, Florida | Seminole Improvement District |
| Viera Stewardship District | Troup Indiantown Water Control District |

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$3,400 for the year ended September 30, 2025, and \$3,500 for the years ended September 30, 2026 and 2027. In addition, if a bond issuance occurs during the fiscal year, there will be an additional fee of \$1,400 per issuance. The fee is contingent upon the financial records and accounting systems of Braddock Lakes Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Braddock Lakes Community Development District as of September 30, 2025, 2026 and 2027. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharoes (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 11 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 9 years

Education

- ◆ Indian River State College, B.S. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate of the Government Finance Officers Association

Professional Experience

- ◆ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 11 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly

Senior Accountant – 12 years

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder

Senior Accountant – 10 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

| |
|--|
| Personnel Qualifications and Experience |
|--|

Tifanee Terrell, CPA

Senior Accountant – 4 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Dylan Dixon

Senior Accountant – 3 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Brennen Moore

Staff Accountant – 2 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Katie Gifford

Staff Accountant – 2 years

Education

- ◆ Indian River State College, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Ms. Zicari is currently working towards completing an additional 30 hours of education to qualify to sit for CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Deandre McFadden

Staff Accountant

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of November 30, 2022
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)



**BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

DISTRICT AUDITING SERVICES FOR FISCAL YEAR 2025
Duval County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than June 23, 2025, at 5:00 p.m., at the offices of District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) unbound and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Braddock Lakes Community Development District" on the face of it. Please include pricing for each additional bond issuance.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for the District's first audit for which there are no special assessment bonds, plus the lump sum cost of two (2) annual renewals, which renewals shall include services related to the District's anticipated issuance of special assessment bonds.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

14CII

Braddock Lakes Community Development District

| |
|-----------------|
| Proposer |
|-----------------|

**DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants**

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

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Braddock Lakes
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Braddock Lakes Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

| Professional Staff Classification | Number of Professionals |
|--|--------------------------------|
| Partner | 4 |
| Managers | 2 |
| Senior | 2 |
| Staff | 11 |
| | 19 |

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

| Client | Years | Annual Audit In Accordance With GAAS | Engagement Partner | Incl. Utility Audit/ Consulting | GFOA Cert. | GASB 34 Implementation & Assistance | Total Hours |
|---|----------------|--------------------------------------|--------------------|---------------------------------|------------|-------------------------------------|----------------|
| St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300 | 1984 - Current | √ | Jim Hartley | | | √ | 250-300 |
| City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200 | 2005-current | √ | Mark Barnes | | √ | √ | 800 |
| Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600 | 2005-current | √ | Jim Hartley | √ | √ | √ | 600 |
| Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663 | 1999 – current | √ | Jim Hartley | | | √ | 100 |
| City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460 | 1998 – current | √ | Jay McBee | | | | 60 |
| St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300 | 1990 – current | √ | Jay McBee | | | | 60 |
| Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256 | 2002 - current | √ | Jim Hartley | | | √ | 350 |
| Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Union Park Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Deer Island Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Park Creek Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |
| Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132 | 2013-current | √ | Jim Hartley | | | | 50 |

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Braddock Lakes Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Braddock Lakes Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Braddock Lakes Community Development District as follows:

| | |
|----------------|----------|
| September 2025 | \$ 2,850 |
| September 2026 | \$ 2,950 |
| September 2027 | \$ 3,100 |
| September 2028 | \$ 3,250 |
| September 2029 | \$ 3,400 |

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If bonds are issued the fee would increase by \$1,250. The fee for subsequent annual renewals would be agreed upon separately.

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

14CIII



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: June 27, 2025
12:00PM

Submitted to:

Braddock Lakes
Community Development District
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

June 27, 2025

Braddock Lakes Community Development District
c/o District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to Braddock Lakes Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



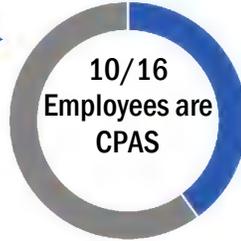
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



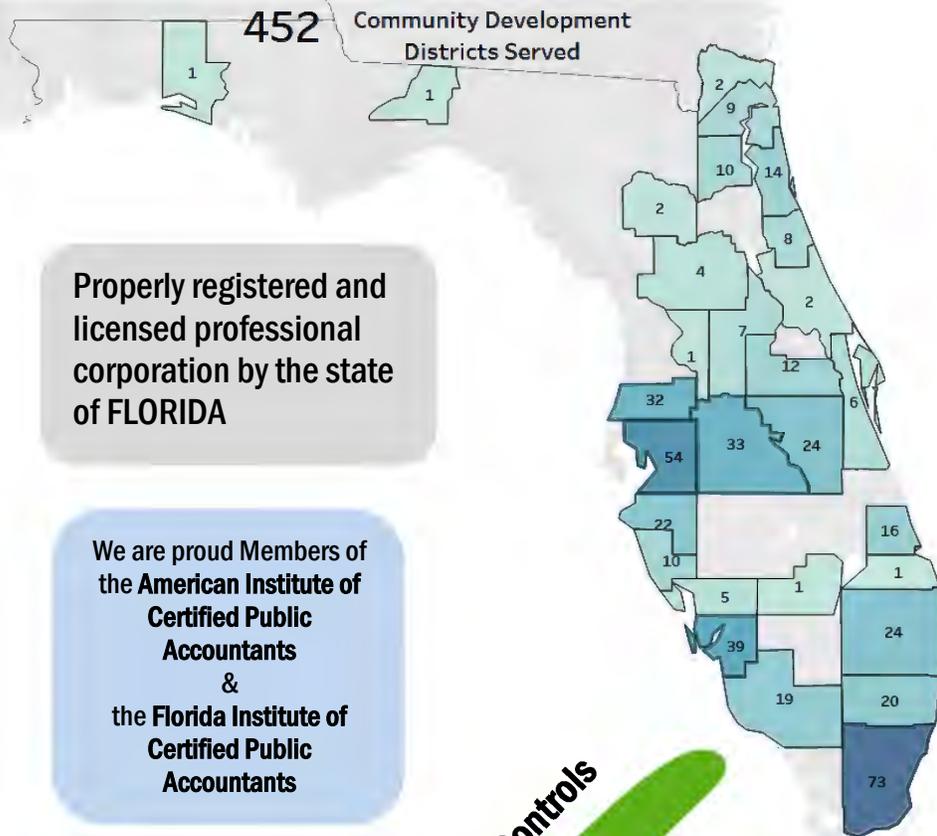
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

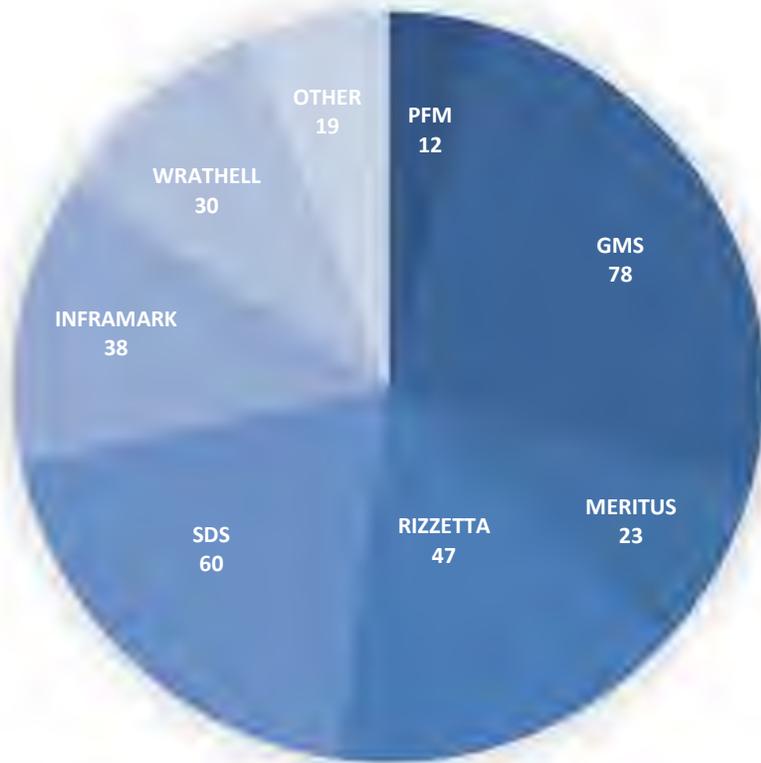
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 40 hours; Accounting, Auditing and Other: 53 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

-David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I, II, IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

| <u>Course</u> | <u>Hours</u> |
|------------------------------------|---|
| Government Accounting and Auditing | 40 |
| Accounting, Auditing and Other | 53 |
| Total Hours | <u>93</u> (includes of 4 hours of Ethics CPE) |



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

| | | |
|-------------------|----------------|--------------|
| Grau & Associates | Partner | 2021-Present |
| Grau & Associates | Manager | 2014-2020 |
| Grau & Associates | Senior Auditor | 2013-2014 |
| Grau & Associates | Staff Auditor | 2010-2013 |

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

| | |
|---|--|
| (>300) Various Special Districts | Hispanic Human Resource Council |
| Aid to Victims of Domestic Abuse | Loxahatchee Groves Water Control District |
| Boca Raton Airport Authority | Old Plantation Water Control District |
| Broward Education Foundation | Pinetree Water Control District |
| CareerSource Brevard | San Carlos Park Fire & Rescue Retirement Plan |
| CareerSource Central Florida 403 (b) Plan | South Indian River Water Control District |
| City of Lauderhill GERS | South Trail Fire Protection & Rescue District |
| City of Parkland Police Pension Fund | Town of Haverhill |
| City of Magnolia Island GERS | Town of Hypoluxo |
| Coquina Water Control District | Town of Hillsboro Beach |
| Central County Water Control District | Town of Lantana |
| City of Miami (program specific audits) | Town of Lauderdale By-The-Sea Volunteer Fire Pension |
| City of West Park | Town of Pembroke Park |
| Coquina Water Control District | Village of Wellington |
| East Central Regional Wastewater Treatment Fac. | Village of Golf |
| East Naples Fire Control & Rescue District | |

Professional Education (over the last two years)

| <u>Course</u> | <u>Hours</u> |
|------------------------------------|--|
| Government Accounting and Auditing | 24 |
| Accounting, Auditing and Other | 64 |
| Total Hours | <u>88</u> (includes 4 hours of Ethics CPE) |

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

| | |
|---------------------------|--|
| Scope of Work | Financial audit |
| Engagement Partner | Antonio J. Grau |
| Dates | Annually since 1998 |
| Client Contact | Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850 |

Two Creeks Community Development District

| | |
|---------------------------|---|
| Scope of Work | Financial audit |
| Engagement Partner | Antonio J. Grau |
| Dates | Annually since 2007 |
| Client Contact | William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571 |

Journey's End Community Development District

| | |
|---------------------------|---|
| Scope of Work | Financial audit |
| Engagement Partner | Antonio J. Grau |
| Dates | Annually since 2004 |
| Client Contact | Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922 |

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

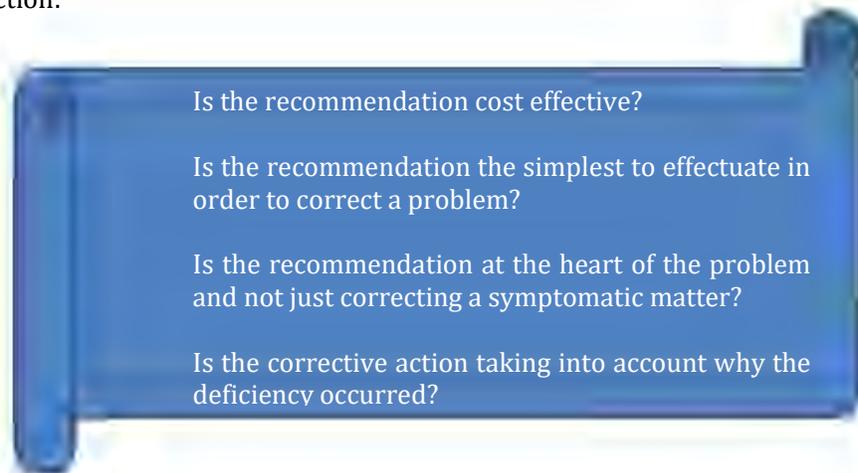
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2027 are as follows:

| Year Ended September 30, | Fee |
|---------------------------------|-----------------------|
| 2025 | \$3,000 |
| 2026 | \$3,100 |
| 2027 | <u>\$3,200</u> |
| TOTAL (2025-2027) | <u>\$9,300</u> |

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

| SPECIAL DISTRICTS | Governmental Audit | Single Audit | Utility Audit | Current Client | Year End |
|--|-------------------------------|-------------------------|--------------------------|-----------------------|-----------------|
| Boca Raton Airport Authority | ✓ | ✓ | | ✓ | 9/30 |
| Captain's Key Dependent District | ✓ | | | ✓ | 9/30 |
| Central Broward Water Control District | ✓ | | | ✓ | 9/30 |
| Collier Mosquito Control District | ✓ | | | ✓ | 9/30 |
| Coquina Water Control District | ✓ | | | ✓ | 9/30 |
| East Central Regional Wastewater Treatment Facility | ✓ | | ✓ | | 9/30 |
| Florida Green Finance Authority | ✓ | | | | 9/30 |
| Greater Boca Raton Beach and Park District | ✓ | | | ✓ | 9/30 |
| Greater Naples Fire Control and Rescue District | ✓ | ✓ | | ✓ | 9/30 |
| Green Corridor P.A.C.E. District | ✓ | | | ✓ | 9/30 |
| Hobe-St. Lucie Conservancy District | ✓ | | | ✓ | 9/30 |
| Indian River Farms Water Control District | ✓ | | | ✓ | 9/30 |
| Indian River Mosquito Control District | ✓ | | | | 9/30 |
| Indian Trail Improvement District | ✓ | | | ✓ | 9/30 |
| Key Largo Wastewater Treatment District | ✓ | ✓ | ✓ | ✓ | 9/30 |
| Lake Asbury Municipal Service Benefit District | ✓ | | | ✓ | 9/30 |
| Lake Padgett Estates Independent District | ✓ | | | ✓ | 9/30 |
| Lake Worth Drainage District | ✓ | | | ✓ | 9/30 |
| Lealman Special Fire Control District | ✓ | | | ✓ | 9/30 |
| Loxahatchee Groves Water Control District | ✓ | | | | 9/30 |
| Old Plantation Water Control District | ✓ | | | ✓ | 9/30 |
| Pal Mar Water Control District | ✓ | | | ✓ | 9/30 |
| Pinellas Park Water Management District | ✓ | | | ✓ | 9/30 |
| Pine Tree Water Control District (Broward) | ✓ | | | ✓ | 9/30 |
| Pinetree Water Control District (Wellington) | ✓ | | | | 9/30 |
| Port of The Islands Community Improvement District | ✓ | | ✓ | ✓ | 9/30 |
| Ranger Drainage District | ✓ | ✓ | | ✓ | 9/30 |
| Renaissance Improvement District | ✓ | | | ✓ | 9/30 |
| San Carlos Park Fire Protection and Rescue Service District | ✓ | | | ✓ | 9/30 |
| Sanibel Fire and Rescue District | ✓ | | | | 9/30 |
| South Central Regional Wastewater Treatment and Disposal Board | ✓ | | | | 9/30 |
| South Indian River Water Control District | ✓ | ✓ | | ✓ | 9/30 |
| South Trail Fire Protection & Rescue District | ✓ | | | ✓ | 9/30 |
| Spring Lake Improvement District | ✓ | | | ✓ | 9/30 |
| St. Lucie West Services District | ✓ | | ✓ | ✓ | 9/30 |
| Sunrise Lakes Phase IV Recreation District | ✓ | | | ✓ | 9/30 |
| Sunshine Water Control District | ✓ | | | ✓ | 9/30 |
| Sunny Hills Units 12-15 Dependent District | ✓ | | | ✓ | 9/30 |
| West Villages Improvement District | ✓ | | | ✓ | 9/30 |
| Various Community Development Districts (452) | ✓ | | | ✓ | 9/30 |
| TOTAL | 491 | 5 | 4 | 484 | |

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing **Braddock Lakes Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

14D

BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT

AUDITOR EVALUATION MATRIX

| RFP FOR ANNUAL AUDIT SERVICES | ABILITY OF PERSONNEL | PROPOSER'S EXPERIENCE | UNDERSTANDING OF SCOPE OF WORK | ABILITY TO FURNISH REQUIRED SERVICES | PRICE | TOTAL POINTS |
|--|----------------------|-----------------------|--------------------------------|--------------------------------------|------------------|-------------------|
| PROPOSER | 20 POINTS | 20 POINTS | 20 POINTS | 20 POINTS | 20 POINTS | 100 POINTS |
| | | | | | | |
| Berger, Toombs, Elam, Gaines & Frank | | | | | | |
| | | | | | | |
| DiBartolomeo, McBee, Hartley & Barnes, P.A. | | | | | | |
| | | | | | | |
| Grau & Associates | | | | | | |
| | | | | | | |

NOTES:

Completed by: _____

Board Member's Signature

Date: _____

Printed Name of Board Member

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

| | General Fund | Total Governmental Funds |
|---|-----------------|--------------------------------|
| ASSETS | | |
| Due from Landowner | \$ 14,361 | \$ 14,361 |
| Total assets | 14,361 | 14,361 |
| LIABILITIES AND FUND BALANCES | | |
| Liabilities: | | |
| Accounts payable | \$ 4,117 | \$ 4,117 |
| Accrued wages payable | 800 | 800 |
| Accrued taxes payable | 61 | 61 |
| Landowner advance | 13,500 | 13,500 |
| Total liabilities | 18,478 | 18,478 |
| DEFERRED INFLOWS OF RESOURCES | | |
| Deferred receipts | 861 | 861 |
| Total deferred inflows of resources | 861 | 861 |
| Fund balances: | | |
| Unassigned | (4,978) | (4,978) |
| Total fund balances | (4,978) | (4,978) |
| Total liabilities, deferred inflows of resources and fund balances | \$ 14,361 | \$ 14,361 |

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2025**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|---------------|----------------|
| REVENUES | | | | |
| Landowner contribution | \$ - | | \$ 60,748 | 0% |
| Total revenues | <u>-</u> | <u>-</u> | <u>60,748</u> | <u>0%</u> |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Supervisor fees | - | 861 | - | N/A |
| Management/accounting/recording** | 2,000 | 4,000 | 16,000 | 25% |
| Legal | - | - | 25,000 | 0% |
| Engineering | - | - | 2,000 | 0% |
| Dissemination agent* | - | - | 333 | 0% |
| Telephone | 16 | 33 | 100 | 33% |
| Postage | - | - | 500 | 0% |
| Printing & binding | 42 | 84 | 250 | 34% |
| Legal advertising | - | - | 7,500 | 0% |
| Annual special district fee | - | - | 175 | 0% |
| Insurance | - | - | 5,500 | 0% |
| Contingencies/bank charges | - | - | 1,500 | 0% |
| Website hosting & maintenance | - | - | 1,680 | 0% |
| Website ADA compliance | - | - | 210 | 0% |
| Total expenditures | <u>2,058</u> | <u>4,978</u> | <u>60,748</u> | <u>8%</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (2,058) | (4,978) | - | |
| Fund balances - beginning | (2,920) | - | - | |
| Fund balances - ending | <u>\$ (4,978)</u> | <u>\$ (4,978)</u> | <u>\$ -</u> | |

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

BRADDOCK LAKES

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
BRADDOCK LAKES COMMUNITY DEVELOPMENT DISTRICT**

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An Organizational Meeting of Braddock Lakes Community Development District was held on April 29, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256.

Present:

| | |
|-------------------|---------------------|
| Stephen Ledbetter | Chair |
| Alex Allison | Assistant Secretary |
| Mark Iskandar | Assistant Secretary |
| Ashland Laurion | Assistant Secretary |

Also present:

| | |
|-----------------|-------------------------------------|
| Craig Wrathell | District Manager |
| Ernesto Torres | Wrathell, Hunt and Associates (WHA) |
| Katie Buchanan | District Counsel |
| Misty Taylor | Bond Counsel |
| Stephen Reisner | Kilinski Van Wyk PLLC |
| Beth Leaptrott | Interim District Engineer |
| Will Sealy | MBS Capital Markets, LLC |
| Jaime France | Supervisor-Appointee |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:00 a.m., and stated the CDD was established on April 15, 2025. The five initial Board Members named in the initial petition to create the District are Matthew Starke, Alex Allison, Mark Iskandar, Stephen Ledbetter and Ashland Laurion. Mr. Starke stated he is declining appointment to the Board.

▪ **Administration of Oath of Office to Initial Board of Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Mr. Wrathell, a Notary of the State of Florida, and duly authorized, administered the Oath of Office to Mark Iskandar, Stephen Ledbetter, Ashland Laurion and Alex Allison.

On MOTION by Mr. Allison and seconded by Ms. Laurion, with all in favor, Mr. Matthew Starke’s declination of appointment to the Board, was accepted.

▪ **Appointment of Supervisor to Fill a Vacant Seat**

This item was an addition to the agenda.

42 Mr. Ledbetter nominated Ms. Jaime France to fill the vacant seat. No other nominations
43 were made.

44

45 **On MOTION by Mr. Allison and seconded by Ms. Laurion, with all in favor, the**
46 **appointment of Ms. Jaime France to the vacant Board seat, was approved.**

47

48

49 • **Administration of Oath of Office to Newly Appointed Supervisor**

50 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the
51 Oath of office to Ms. Jaime France.

52

53 **SECOND ORDER OF BUSINESS**

Public Comments

54

55 No members of the public spoke.

56

57 **PART 1: GENERAL DISTRICT ITEMS**

58 **GENERAL DISTRICT ITEMS**

59 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial
Board of Supervisors (the following will be
provided in a separate package)**

60

61

62

63 The Oaths of Office were administered during the First Order of Business. Mr. Wrathell
64 provided and explained the following:

65 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

66 **B. Membership, Obligations and Responsibilities**

67 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

68 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
69 **Public Officers**

70

71 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01,
Electing Certain Officers of the District, and
Providing for an Effective Date**

72

73

74

75 Mr. Wrathell presented Resolution 2025-01 Mr. Allison nominated the following slate:

76 Alex Allison

Chair

77 Mark Iskandar

Vice Chair

| | | |
|----|-------------------|---------------------|
| 78 | Craig Wrathell | Secretary |
| 79 | Ashland Laurion | Assistant Secretary |
| 80 | Stephen Ledbetter | Assistant Secretary |
| 81 | Jaime France | Assistant Secretary |
| 82 | Ernesto Torres | Assistant Secretary |
| 83 | Felix Rodriguez | Assistant Secretary |
| 84 | Craig Wrathell | Treasurer |
| 85 | Jeffrey Pinder | Assistant Treasurer |

86 No other nominations were made.

87

88 **On MOTION by Mr. Iskandar and seconded by Ms. France, with all in favor,**
89 **Resolution 2025-01, Electing, as nominated, Certain Officers of the District, and**
90 **Providing for an Effective Date, was adopted.**

91

92

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

94

95

96

97

98 **On MOTION by Mr. Allison and seconded by Ms. Laurion, with all in favor,**
99 **Resolution 2025-02 Designating a Date, Time, and Location of July 1, 2025 at**
100 **10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150,**
101 **Jacksonville, Florida 32256, for a Landowners’ Meeting of the District, and**
102 **Providing for an Effective Date, was adopted.**

103

104

PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Organizational Items:

108

109

110 The following Consent Agenda Items were presented:

- 111 **A. Resolution 2025-03, Appointing and Fixing the Compensation of the District Manager;**
- 112 **Appointing a Methodology Consultant; and Providing an Effective Date**

- 113 • **Agreement for District Management Services: Wrathell, Hunt and Associates,**
- 114 **LLC**

115 B. Resolution 2025-04, Appointing Legal Counsel for the District, and Authorizing
116 Compensation; and Providing for an Effective Date

- 117 • Fee Agreement: Kutak Rock LLP

118 C. Resolution 2025-05, Designating a Registered Agent and Registered Office of the
119 District and Providing for an Effective Date

120 D. Resolution 2025-06, Appointing and Fixing the Compensation of the Interim District
121 Engineer and Providing an Effective Date

- 122 • Interim Engineering Services Agreement: Connelly & Wicker | PRIME AE

123 E. Authorization of Request for Qualifications (RFQ) for Engineering Services

124 F. Board Member Compensation: 190.006 (8), F.S.

125 Mr. Allison declined compensation but felt it fair for the remainder of the Board to
126 receive Supervisor compensation. Mr. Wrathell suggested the entire Board accept
127 compensation and finalize their decision at a later date.

128 G. Resolution 2025-07, Designating the Primary Administrative Office and Principal
129 Headquarters of the District and Providing an Effective Date

130 H. Resolution 2025-08, Setting Forth the Policy of Braddock Lakes Community
131 Development District Board of Supervisors with Regard to the Support and Legal
132 Defense of the Board of Supervisors, District Officers, and Retained Staff; and
133 Providing an Effective Date

- 134 • Authorization to Obtain General Liability and Public Officers' Insurance

135 I. Resolution 2025-09, Providing for the Public's Opportunity to Be Heard; Designating
136 Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be
137 Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for
138 Severability and an Effective Date

139 J. Resolution 2025-10, Providing for the Appointment of a Records Management Liaison
140 Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a
141 Records Retention Policy; and Providing for Severability and Effective Date

142 K. Resolution 2025-11, Granting the Chair and Vice Chair the Authority to Execute Real
143 and Personal Property Conveyance and Dedication Documents, Plats and Other
144 Documents Related to the Development of the District's Improvements; Approving
145 the Scope and Terms of Such Authorization; Providing a Severability Clause; and
146 Providing an Effective Date

- 147 L. Resolution 2025-12, Ratifying, Confirming and Approving the Recording of the Notice
- 148 of Establishment for the District; and Providing for an Effective Date
- 149 M. Authorization of Request for Proposals (RFP) for Annual Audit Services
- 150 • Designation of Board of Supervisors as Audit Committee
- 151 N. Strange Zone, Inc., Quotation #M25-0024 for District Website Design, Maintenance
- 152 and Domain Web-Site Design Agreement
- 153 O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and
- 154 One (1) Annual Technological Audit
- 155 P. Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement;
- 156 Providing for Severability; and Providing for an Effective Date
- 157 Q. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and
- 158 Standards Reporting]
- 159 R. Consideration of E-Verify Memorandum

160

161 **BANKING ITEMS**

162 **SEVENTH ORDER OF BUSINESS** Consideration of the following Consent

163 Agenda Banking Items:

164

165 The following Consent Agenda Items were presented:

- 166 A. Resolution 2025-14, Directing the District Manager to Appoint Signors on the Local
- 167 Bank Account; and Providing an Effective Date
- 168 B. Resolution 2025-15, Authorizing the District Manager or Treasurer to Execute the
- 169 Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as
- 170 Required by Law; Providing for an Effective Date

171

172 **BUDGETARY ITEMS**

173 **EIGHTH ORDER OF BUSINESS** Consideration of the Following Consent

174 Agenda Budgetary Items:

175

- 176 A. Budget Funding Agreement Fiscal Year 2024/2025
- 177 B. Budget Funding Agreement Fiscal Year 2025/2026
- 178 C. Resolution 2025-16, Adopting the Alternative Investment Guidelines for Investing
- 179 Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in
- 180 Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date

- 181 D. Resolution 2025-17, Authorizing the Disbursement of Funds for Payment of Certain
- 182 Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing
- 183 the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without
- 184 Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and
- 185 Providing for an Effective Date
- 186 E. Resolution 2025-18, Adopting a Policy for Reimbursement of District Travel Expenses;
- 187 and Providing for Severability and an Effective Date
- 188 F. Resolution 2025-19, Adopting Prompt Payment Policies and Procedures Pursuant to
- 189 Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an
- 190 Effective Date
- 191 G. Resolution 2025-20, Adopting an Internal Controls Policy Consistent with Section
- 192 218.33, Florida Statutes; Providing an Effective Date
- 193 H. Resolution 2025-21, Authorizing the District Engineer, or Another Individual
- 194 Designated by the Board of Supervisors, to Act as the District’s Purchasing Agent for
- 195 the Purpose of Procuring, Accepting, and Maintaining Any and All Construction
- 196 Materials Necessary for the Construction, Installation, Maintenance or Completion of
- 197 the District’s Infrastructure Improvements as Provided in the District’s Adopted
- 198 Improvement Plan; Providing for the Approval of a Work Authorization; Providing for
- 199 Procedural Requirements for the Purchase of Materials; Approving the Form of a
- 200 Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the
- 201 Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing
- 202 a Severability Clause; and Providing an Effective Date

203 Ms. Buchanan and Mr. Wrathell responded to questions regarding if the CDD’s terms
 204 and conditions language in its agreements govern those in the Consultant’s agreement and
 205 which Supervisor will be the designated administrator of the funding requests.

207 On MOTION by Mr. Iskandar and seconded by Ms. Laurion, with all in favor,
 208 the Consent Agenda Items in the Sixth, Seventh and Eighth Orders of Business,
 209 were approved and/or adopted.

210
 211
 212 **PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY**
 213 **ITEMS)**

214 ORGANIZATIONAL ITEMS

215 NINTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Organizational Items:

- 216
- 217
- 218 A. Resolution 2025-22, Designating the Location of the Local District Records Office and
- 219 Providing an Effective Date

220 On MOTION by Mr. Ledbetter and seconded by Ms. Laurion, with all in favor,

221 Resolution 2025-22, Designating Richmond American Homes, 10255 Fortune

222 Parkway, Suite 150, Jacksonville, Florida 32256, as the Location of the Local

223 District Records Office and Providing an Effective Date, was adopted.

- 224
- 225
- 226 B. Resolution 2025-23, to Designate Date, Time and Place of Public Hearing and
- 227 Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of
- 228 Procedure; and Providing an Effective Date

- 229 I. Rules of Procedure
- 230 II. Notices of Rule Development and Rulemaking

231 On MOTION by Mr. Allison and seconded by Ms. France, with all in favor,

232 Resolution 2025-23, Designating July 1, 2025 at 10:00 a.m., at Richmond

233 American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida

234 32256, as the Date, Time and Place of Public Hearing, and Authorization to

235 Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure;

236 and Providing an Effective Date, was adopted.

- 237
- 238
- 239 C. Resolution 2025-24, Designating Dates, Times and Locations for Regular Meetings of
- 240 the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an
- 241 Effective Date

- 242 D. Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of
- 243 the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an
- 244 Effective Date

245 Items 9C and 9D were deferred.

246

247 BANKING ITEMS

248 TENTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Banking Item:

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250

251 **A. Resolution 2025-26, Designating a Public Depository for Funds of the District;**
 252 **Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial**
 253 **Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an**
 254 **Effective Date**

255 **On MOTION by Mr. Iskandar and seconded by Ms. Laurion, with all in favor,**
 256 **Resolution 2025-26, Designating Truist Bank as the Public Depository for Funds**
 257 **of the District; Authorizing Certain Officers of the District to Execute and**
 258 **Deliver Any and All Financial Reports Required by Rule, Statute, Law,**
 259 **Ordinance or Regulation; and Providing an Effective Date, was adopted.**

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262 **BUDGETARY ITEMS**

263 **ELEVENTH ORDER OF BUSINESS** **Consideration of the following Non-**
 264 **Consent Agenda Budgetary Items:**

265
 266 **A. Resolution 2025-27, Approving the Proposed Budget for Fiscal Year 2024/2025 and**
 267 **Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and**
 268 **Providing for an Effective Date**

269 Mr. Wrathell presented Resolution 2025-27 and reviewed the proposed Fiscal Year 2025
 270 budget. "Supervisor fees" will be added, as some Board Members might choose to accept
 271 Supervisor compensation.

272

273 **On MOTION by Mr. Ledbetter and seconded by Ms. France, with all in favor,**
 274 **Resolution 2025-27, Approving the Proposed Budget for Fiscal Year 2024/2025,**
 275 **as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for**
 276 **July 1, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune**
 277 **Parkway, Suite 150, Jacksonville, Florida 32256; Addressing Severability; and**
 278 **Providing for an Effective Date, was adopted.**

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281 **B. Resolution 2025-28, Approving the Proposed Budget for Fiscal Year 2025/2026 and**
 282 **Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and**
 283 **Providing for an Effective Date**

284 Mr. Wrathell presented Resolution 2025-28 and reviewed the proposed Fiscal Year 2026
 285 budget. "Supervisor fees" will be added, as some Board Members might choose to accept
 286 Supervisor compensation.

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On MOTION by Ms. France and seconded by Mr. Iskandar, with all in favor, Resolution 2025-28, Approving the Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 1, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256; Addressing Severability; and Providing for an Effective Date, was adopted.

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PART 4: BOND FINANCING & PROJECT RELATED MATTERS

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FINANCING RELATED MATTERS

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TWELFTH ORDER OF BUSINESS

Consideration of the following Bond Financing Related Items:

301

A. Bond Financing Team Funding Agreement

302

The following change was made to the Bond Funding:

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Funding Requests recipient: Change: Mr. Michael Baldwin to Mr. Matthew Stark

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305
306

On MOTION by Mr. Allison and seconded by Ms. France, with all in favor, the Bond Financing Team Funding Agreement, as amended, was approved.

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B. Engagement of Bond Financing Professionals

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I. Underwriter/Investment Banker: Jefferies LLC

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On MOTION by Mr. Allison and seconded by Ms. France, with all in favor, engagement of Jefferies LLC for Underwriter/Investment Banker Services, was approved.

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II. Bond Counsel: Bryant Miller Olive P.A.

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Ms. Taylor stated the fee is contingent; price is based on par amount of bonds, restructure, etc., which are unknown at this point. As more is determined, an exact fee will be presented and approved prior to the bond issue. Asked for an estimate, Ms. Taylor stated a standard fee for a first bond issuance under \$5 million is \$50,000 to \$52,000.

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On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, the Bryant Miller Olive P.A. Agreement for Bond Counsel Services, was approved.

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III. Trustee, Paying Agent and Registrar: US Bank

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On MOTION by Mr. Laurion and seconded by Mr. Ledbetter, with all in favor, engagement of U.S. Bank, N.A. as Trustee, Paying Agent and Registrar and authorizing the Chair to change the Trustee and revise related documents accordingly, if needed, was approved.

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333 **C. Resolution 2025-29, Designating a Date, Time, and Location of a Public Hearing**
334 **Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and**
335 **Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section**
336 **197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing**
337 **as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date**

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On MOTION by Mr. Allison and seconded by Mr. Iskandar, with all in favor, Resolution 2025-29, Designating July 1, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256, as the Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

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D. Presentation of Master Engineer's Report

350 Ms. Leaptrott presented the Master Engineer's Report dated April 29, 2025. She
351 reviewed the pertinent information including the project background, proposed land uses,
352 infrastructure, permitting and maintenance responsibility. Construction is expected to be
353 completed within 19 months and the total Capital Improvement Plan (CIP) costs are
354 approximately \$38 million.

355 Ms. Buchanan commented that the numbers in the Report are different from those that
356 were previously provided and asked for Board direction to request clarification of the total
357 project amount.

358 Discussion ensued regarding increasing the total CIP costs from \$38 million to \$42
359 million, the stormwater line item, off-site improvements, ineligible costs, the Amenity Center,
360 reimbursements, actuals and contractors' pay applications.

361 Ms. Buchanan concluded that there is a substantial buffer in the total cost amount and,
362 if everyone is comfortable with the contents, the project can move forward.

363 **E. Presentation of Master Special Assessment Methodology Report**

364 Mr. Wrathell presented the Master Special Assessment Methodology Report dated April
365 29, 2025. He reviewed the pertinent information, including the Development Program, CIP,
366 Financing Program, the amenities, assigning debt, special and peculiar benefits, transferred
367 property, lienability tests, True-up Mechanism and the Appendix Tables.

368 **F. Resolution 2025-30, Declaring Master Special Assessments; Indicating the Location,
369 Nature and Cost of those Improvements Whose Cost Is to Be Defrayed by the Master
370 Special Assessments; Providing the Portion of the Estimated Cost of the Improvements
371 to Be Defrayed by the Master Special Assessments; Providing the Manner In Which
372 Such Master Special Assessments Shall Be Made; Providing When Such Master Special
373 Assessments Shall Be Paid; Designating Lands Upon Which the Master Special
374 Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary
375 Assessment Roll; Providing for Publication of this Resolution**

376 Mr. Wrathell presented Resolution 2025-30 and read the title.

377 Ms. Buchanan pointed out that the blanks in Sections 4 and 5 will be filled in as follows:

378 Section 4, Total Estimated Cost of the Improvements: Insert \$37,946,894.03

379 Section 5: Insert \$52,245,000.

380

381 **On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor,
382 Resolution 2025-30, as amended, Declaring Master Special Assessments;
383 Indicating the Location, Nature and Cost of those Improvements Whose Cost Is
384 to Be Defrayed by the Master Special Assessments; Providing the Portion of the
385 Estimated Cost of the Improvements to Be Defrayed by the Master Special
386 Assessments; Providing the Manner In Which Such Master Special Assessments
387 Shall Be Made; Providing When Such Master Special Assessments Shall Be Paid;
388 Designating Lands Upon Which the Master Special Assessments Shall Be
389 Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment
390 Roll; Providing for Publication of this Resolution, was adopted.**

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393 **G. Resolution 2025-31, Setting a Public Hearing for the Purpose of Hearing Public
394 Comment on Imposing Master Special Assessments on Certain Property Within the
395 District Generally Described as the Braddock Lakes Community Development District
396 in Accordance with Chapters 170, 190 and 197, Florida Statutes**

397 **On MOTION by Mr. Iskandar and seconded by Mr. Ledbetter, with all in favor,
398 Resolution 2025-31, Setting a Public Hearing for July 1, 2025 at 10:00 a.m., at
399 Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville,**

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Florida 32256, for the Purpose of Hearing Public Comment on Imposing Master Special Assessments on Certain Property Within the District Generally Described as the Braddock Lakes Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

H. Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$52,245,000 Aggregate Principal Amount Of the Braddock Lakes Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Ms. Taylor presented Resolution 2025-32, also known as a Master Bond Resolution, which accomplishes the following:

- Authorizes a not to exceed amount of \$52,245,000 to finance the project.
- Approves filing for bond validation.
- Appoints US Bank as Trustee, Paying Agent and Registrar.
- Approves the Form of a Master Trust Indenture between the District and US Bank.
- Requires a subsequent Resolution in order to authorize a series of bonds.

On MOTION by Mr. Allison and seconded by Ms. France, with all in favor, Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$52,245,000 Aggregate Principal Amount Of the Braddock Lakes Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

438 **A. District Counsel: Kutak Rock LLP**

439 Ms. Buchanan stated a number of improvements in Phase 1A have been completed and
440 it is necessary to authorize the Chair to finalize dedication of those improvements to the CDD
441 and the simultaneous dedication from the CDD to JEA for the same improvements. This is with
442 the understanding that the value of the improvements is not currently eligible for payment;
443 however, the Developer reserves the right to be reimbursed for those costs, once bonds are
444 issued.

445

446 **On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor,**
447 **authorizing conveyance of JEA improvements and reimbursement of the**
448 **eligible costs to the Developer once bonds are issued and authorizing the Chair**
449 **to execute, was approved.**

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452 **B. District Engineer (Interim): Connelly & Wicker | PRIME AE**

453 **C. District Manager: Wrathell, Hunt and Associates, LLC**

454 There were no District Engineer or District Manager reports.

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456 **FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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458 Asked if a CDD Board Member can also serve on the HOA Board, Ms. Buchanan replied
459 affirmatively.

460 Asked if Resolution 12H approves changing the Trustee if the Board chooses, Ms. Taylor
461 stated the Resolution covers it, as it includes changing documents and resubmitting them for
462 validation.

463

464 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

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466 There were no public comments.

467

468 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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470 **On MOTION by Mr. Ledbetter and seconded by Ms. France, with all in favor,**
471 **the meeting adjourned at 12:50 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair