

*Shingle Creek at Bronson
Community Development District*

Agenda

April 5, 2021

AGENDA

Shingle Creek at Bronson Community Development District

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

March 29, 2021

Board of Supervisors
Shingle Creek at Bronson
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District will be held **Monday, April 5, 2021 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 1, 2021 Meeting
4. Consideration of Resolution 2021-04 Finalizing the Special Assessments Securing the District's Series 2021 Special Assessment Bonds
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

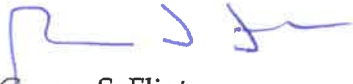
The third order of business is the approval of minutes of the March 1, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2021-04 finalizing the special assessments securing the District's Series 2021 special assessment bonds. A copy of the Resolution is enclosed for your review.

The fifth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the check register for consideration and Sub-Section 2 includes the balance sheet and income statement for review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Stacey Johnson, Trustee

Enclosures

MINUTES

MINUTES OF MEETING
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, March 1, 2021 at 11:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll at 11:00 a.m. Three Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 1, 2021

Mr. Flint: You have the February 21, 2021 Board meeting minutes. Did the Board have any comments, corrections, or changes to either set of minutes?

Mr. Morgan: I reviewed the minutes and they look fine. I make a motion to accept minutes of the meeting.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the February 21, 2021 Board of Supervisors Meeting, were approved.
--

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03
Providing for Removal and Appointment of
Treasurer and Appointment of Assistant
Treasurer**

Mr. Flint: This is a resolution removing Ariel Lovera as Treasurer since he is no longer with GMS. We recommend appointing Jill Burns as Treasurer and Teresa Viscarra as Assistant Treasurer.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2021-03 Providing for Removal of Ariel Lovera and Appointment of Jill Burns as Treasurer and Appointment of Teresa Viscarra as Assistant Treasurer, was approved.

FIFTH ORDER OF BUSINESS

**Ratification of E-Verify Memorandum of
Understanding**

Mr. Flint: Previously you delegated authority to the staff and Chairman to comply with the E-Verify requirements. We have since registered the District and entered into the Memorandum of Understanding with the Department of Homeland Security.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the E-Verify Memorandum of Understanding, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have nothing new to report to the Board today.

B. Engineer

Mr. Reid: I do not have anything further for the Board.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from January 25th through February 22nd totaling \$5,989.53. Are there any questions on the check register? If not, is there a motion to approve it?

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$5,989.53, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through January 31st. There is no action required. If you have comments or questions we can discuss those.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2021 SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Shingle Creek at Bronson Community Development District (the "District") was established by Ordinance No. 2019-113 of the Board of County Commissioners of Osceola County, Florida, enacted on December 16, 2019, for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on May 4, 2020, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2020-25 authorizing, among other things, the issuance of not to exceed \$16,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued Shingle Creek at Bronson Community Development District Special Assessment Bonds, Series 2021 (the "Series 2021 Bonds") in the amount of \$13,495,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Shingle Creek at Bronson Community Development District Engineer's Report, dated December 24, 2019, revised February 3, 2020, as amended from time to time and attached to this Resolution as **Exhibit "A"** (collectively referred to as the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2021 Bonds (the "2021 Project"); and

WHEREAS, the estimated capital costs totaled \$55,000,000, a portion of which was to be paid directly by the developer; and

WHEREAS, the Engineer's Report estimated that the total cost to the District for the Capital Improvements was \$39,479,220 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Master Assessment Methodology for Shingle Creek at Bronson Community Development District, dated February 3, 2020, as supplemented by the Preliminary Supplemental Assessment Methodology for Shingle Creek at Bronson Community Development District, dated March 24, 2021, attached to this Resolution as **Exhibit "B"** (the "Series 2021 Assessment Methodology"), the assessments are finalized in the amount of \$13,495,000, which is funding a portion of the capital costs, financing costs, capitalized interest, reserve funds and contingencies.

WHEREAS, on April 6, 2020, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2020-23 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the Adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Shingle Creek at Bronson Community Development District:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2021 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2020-23, special assessments securing the Series 2021 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the actual project costs of the 2021 Project. The Series 2021 Assessment Methodology accurately reflects the amount of special assessments for the Series 2021 Bonds. The assessments levied pursuant to Resolution 2020-23 also correctly reflect the outstanding debt due on the Series 2021 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2020-23, the special assessments on parcels specially benefited by the 2021 Project are hereby finalized in the amount of the outstanding debt due on the Series 2021 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Series 2021 Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2021 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2020-23, which remains in full force and effect. This Resolution and Resolution 2020-23 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. **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.

7. **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 5th day of April, 2021.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2021-04

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Name: _____

By: _____
Name: _____
Title: _____

Exhibit "A": Engineer's Report
Exhibit "B": Series 2021 Assessment Methodology

EXHIBIT “A”

ENGINEER’S REPORT

Shingle Creek at Bronson Community Development District Engineer’s Report,
dated December 24, 2019 and revised February 3, 2020

[ATTACHED BELOW]

Shingle Creek at Bronson Community Development District

Engineer's Report

December 24, 2019 Revised 2.3.2020

Prepared For:
The Board of Supervisors
Shingle Creek at Bronson Community Development District
Osceola County, Florida

TAMPA OFFICE
3409 W. Lemon Street
Tampa, FL 33609-1433
p. 813.250.3535
f. 813.250.3636

ORLANDO OFFICE
775 Warner Lane
Orlando, FL 32803
p. 407.362.5929

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Shingle Creek at Bronson Community Development District

Engineer's Report

1.0 Introduction

Shingle Creek at Bronson (the "Development") is a 360.07 acres single-family residential development located within unincorporated Osceola County. It is located adjacent to the east boundary of the Storey Lake development at the terminus of Nature's Ridge Drive, east of US Highway 192 and south of Osceola Parkway in Sections 6 and 7, Township 25S, Range 29E. The Development is accessed from Nature's Ridge Drive through the Storey Lake development to the west, and Babb Road to the south.

The Development is being developed by Lennar Homes, LLC (the "Master Developer") and is approved for 567 attached and detached residential units. Table 1 on the following page identifies the overall development program for the project.

The Shingle Creek at Bronson Community Development District (the "District") has been established for the purposes of financing the acquisition and/or construction of certain public infrastructure necessary for funding and to support the orderly development of the District (see Exhibit 1).

2.0 Purpose

The purpose of this report is to generally describe the public infrastructure improvements that may be funded by the District in one or more series of bonds/notes and provide an estimate of the engineer's opinion of probable costs for those improvements. Such improvements are necessary for the Development (herein the "Project").

The total acreage contemplated for the District is 360.07 acres, and the boundaries are coterminous with the boundaries of the Development.

3.0 Land Use and Zoning

The existing zoning of the property is Commercial Tourist (CT) and the Land Use is Tourist Commercial (TC). This type of zoning and land use allows for single-family residential development and short-term rental as a permitted use.

The overall Development will include a mix of permanent residents and short-term rental single-family units, with a minimum of 250 permanent residents. A recreational amenity is anticipated to be constructed by the District to serve the Development. Such recreational amenity will be available for use by the general public.

4.0 Existing Conditions

The Development is surrounded by Shingle Creek on three sides, with most of the site lying within the 100-yr flood plain in Zone AE. The engineering design requires the developed area of the site to be filled to remove it from the flood plain. Fill for the Project will be obtained from large on-site stormwater detention ponds. No costs of transporting the fill or use to or for the private lots will be funded by the District. Other areas of the site will be excavated to provide compensating storage to balance the fill placed within the flood prone areas (see Exhibit 4 Aerial Map).

There are approximately 151.25 acres of preserved wetlands (see Table 1).

5.0 Infrastructure Improvements

The District intends to finance and/or acquire the Project which will consist of certain public infrastructure improvements that will benefit the Development. Some of the infrastructure financed by the District will be transferred to other local governments or public entities for ownership, operation and maintenance as applicable pursuant to the service provided. This section of the report details the Infrastructure improvements that may be financed and constructed by the District.

5.1 Site Work and Drainage

The Project sitework, grading and drainage improvements include grading necessary for constructing the secondary drainage conveyance systems consisting of curbs, gutters, inlets and culverts to convey the stormwater runoff to the proposed stormwater detention ponds. Only the grading and stabilization necessary to provide positive drainage for these conveyance systems within the roadway rights of way will be funded by the District. Individual lot filling, grading and retaining walls will be funded by the Master Developer or by other private funding sources.

Table 1 - Development Program

Phase	Description	Land Use	Dev. Area (acres)	Residential Single Family			Total Units
				40-ft	50-ft	THs	
1	Residential	TC	29.33	20	44	48	112
2	Residential	TC	79.83	43	88	72	203
3	Residential	TC	99.66	56	104	92	252
Sub-Totals			208.82	119	236	212	567
	Preserved Wetlands (ac)		151.25				
Total			360.07				

TC = Tourist Commercial THs = Townhomes

5.2 Roadway Improvements

The Development public roadway access will connect to Nature's Ridge Drive on the west side of Shingle Creek. Roadway improvements consist of the construction of 2-lane collector and local roadways within the Development. There are approximately 3,100 linear feet of collector road (Nature's Ridge Drive) connecting Phases 1 and 2 of the Development to the west and Babb Road to the south. Nature's Ridge Drive is a public collector roadway. All other internal Development roadways are planned to be private, gated roads, and will be constructed to Osceola County standards and specifications. All such private roadways will be funded by the Master Developer or other private funding sources.

The structural portion of the private roadways including the pavement base and asphalt, signing and striping, sidewalks, and landscaping will be funded by the Master Developer or other private funding sources.

Improvements funded by the District may consist of roadway stabilization necessary for the drainage system including curb and gutters, inlets and culverts, and water and sewer utilities within the roadway rights-of-way.

5.3 Stormwater Management

The primary stormwater management system includes the acquisition and/or construction of the stormwater management ponds, culverts, control structures, and outfall swales. The stormwater management ponds within the Project include seven (7) wet detention ponds. Stormwater runoff will be

routed to the detention ponds for water quality treatment and peak storm attenuation. Discharge of stormwater from the wet detention ponds will be through permitted control structures and spreader swales.

5.4 Utilities

The water main system includes mains, laterals, fittings, valves, and fire hydrants connecting to the existing Toho Water Authority (TWA) water main along Nature's Ridge Drive.

The reclaimed water main system includes reclaimed water mains, laterals, fittings, valves, and service tees for irrigation of the landscaping along the main entrance drive up to the gates connecting to the TWA system.

The sanitary sewer system includes gravity sanitary sewer mains and manholes, as well as three (3) lift stations and the force main necessary to connect to the existing TWA off-site force main system along Nature's Ridge Drive (see Exhibit 5).

The District is within the TWA service area and the utilities will be designed to TWA standards. Upon clearance for use and acceptance by TWA, the District intends to convey these utilities to TWA for ownership, operation and maintenance.

The District is also within the service areas of Florida Gas Transmission, Kissimmee Utility Authority, and CenturyLink. These utility providers will provide gas, electric power, telephone, and cable services to the District within the District roadway corridors and will be operated and maintained by such utility providers. These utility costs will be funded by the Master Developer or by other private funding sources.

District funds will not be used for private utilities construction within any homesites in the Project.

5.5 Amenity

Phase 2A of the Project is anticipated to include a recreational amenity. Public access to this amenity would be from Nature's Ridge Drive. Construction of the amenity may be financed by the District and in such case will be available to the general public. A line item is included in the Engineer's Estimate of Probable Construction Costs for this amenity.

5.6 Landscaping and Hardscape

Landscaping and hardscaping include landscaping within the Nature's Ridge Drive right-of-way. There are no perimeter District boundary buffers as the Development is surrounded by natural wetland buffers.

Entry features to the District consisting of landscaping and hardscape will be constructed within the public access roadway and landscape parcels.

6.0 Estimate of Probable Construction Cost

Table 2 below summarizes the engineer's opinion of the estimate of total probable construction costs for the District financed components of the Project. These estimates are based on the engineer's understanding of the proposed development program and District activities, and recent experience with construction costs in the vicinity. They are an opinion only. Future events may occur (including existing conditions, construction means, methods, and materials; changes in regulatory criteria; market demands; development program changes; etc.) which could alter these estimates significantly.

The total estimated opinion of probable construction cost for the Project Phase 1 Improvements is \$5,959,844. The total estimated Project Phases 2-4 costs are \$33,519,376. The total estimated opinion of probable construction costs for the Project is \$39,479,220. These costs are categorized in Table 2 below.

Item	Description	Phase 1 2019-2021	Phases 2-4 2021-2026	Total Estimated Budget
1	Earthwork, Stormwater Management Ponds & Erosion Control	\$1,750,000	\$3,250,000	\$5,000,000
2	Roads ¹	\$360,000	\$1,440,000	\$1,800,000
3	Storm Drainage	\$340,000	\$1,360,000	\$1,700,000
4	Potable Water	\$300,000	\$1,200,000	\$1,500,000
5	Sanitary Sewer	\$805,000	\$1,495,000	\$2,300,000
6	Reclaimed Water	\$75,000	\$175,000	\$250,000
7	Landscaping, Sod for Ponds and Erosion Control	\$180,000	\$720,000	\$900,000
8	Hardscape Features	\$40,000	\$60,000	\$100,000
9	Offsite Roadway and Utility Improvements	\$0	\$0	\$0
10	Prof Fees - Eng Design, Permitting, Surveying, Testing & Inspection ²	\$900,000	\$2,100,000	\$3,000,000
11	Water and Sewer Utility Connection and Impact Fees ³	\$668,040	\$2,672,160	\$3,340,200
12	Amenity	\$0	\$16,000,000	\$16,000,000
	Sub-Total	\$5,418,040	\$30,472,160	\$35,890,200
	Contingency	\$541,804	\$3,047,216	\$3,589,020
	Total	\$5,959,844	\$33,519,376	\$39,479,220

1. All roadway improvements will be open to the public and will be built in public rights-of-way.

2. Only fees relating to the District's Project are included.

3. Fees paid upfront to TWA by the Master Developer on behalf of the District.

7.0 Ownership and Maintenance Authority

Table 3 below lists the Project infrastructure and the future ownership and maintenance authority.

Table 3 – District Project Maintenance and Ownership				
Item No.	Infrastructure	Financed By	Maintenance	Ownership
1	Public Roads	District	Osceola County	Osceola County
2	Stormwater Ponds	District	District	District
3	Street Drainage System	District	District	District
4	Utilities – Water and Sanitary Sewer	District	TWA	TWA
5	Landscape and Irrigation	District	District	District
6.	Amenity	District	District	District

8.0 Status of Permits and Approvals

Phase 1 plans of the Project have been permitted by Osceola County, TWA, the Florida Department of Environmental Protection, and the South Florida Water Management District. Phase 2 and 3 plans of the Project have been submitted for permitting. All permits/approvals necessary for construction have been obtained or are expected to be obtained in the ordinary course of development. All permits for operation and maintenance will be obtained and transferred to the District or other public agencies.

9.0 Conclusion and Engineer's Opinion

It is our opinion that the costs to complete the Project infrastructure improvements as described in this report are reasonable and that these infrastructure improvements will benefit and add value to the lands within the District in excess of the costs of such improvements, and these infrastructure costs are for public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of probable cost of the listed improvements is only an estimate and not a guaranteed maximum price and is only for those District funded portions of the Project. It is not

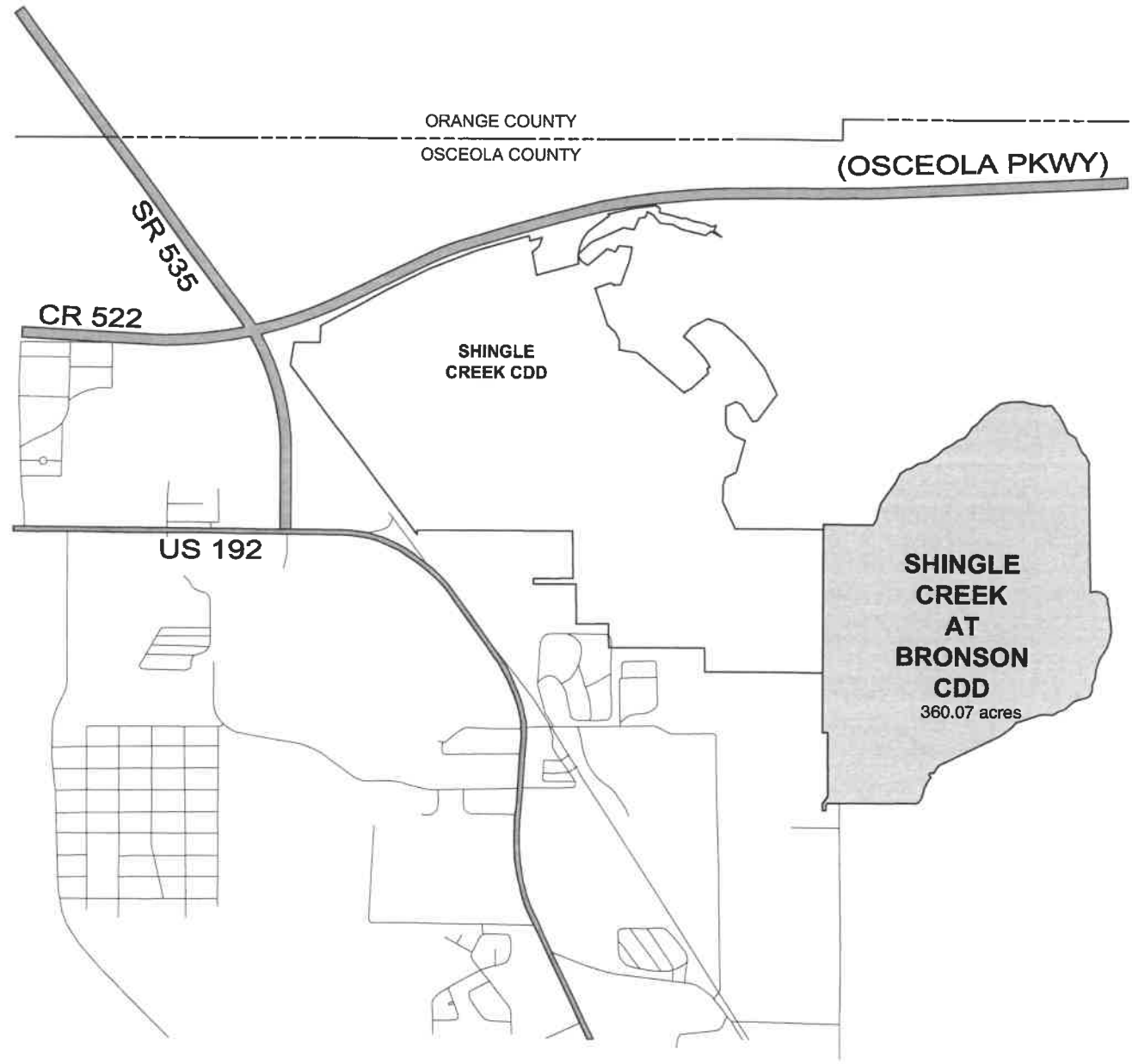
intended as an estimate of the total cost to construct all private and public improvements for the Development. The estimated cost is based on contract prices and current construction costs for similar public work in Osceola County as may be applied to this development. Due to material cost fluctuations and differences in contractor bids at the time the Project may be constructed, the final cost may be more or less than this estimate. Changes in the scope of work or final construction plans may also result in changes to the estimated construction cost. All infrastructure purchased by the District will be the lower of actual cost or fair market value.

As long as the development remains consistent with the approved construction plans, it is my opinion that the proposed infrastructure improvements can be completed within the estimate of probable cost for those portions of the Project.



David A. Reid, PE
Florida PE License #38794

Hamilton Engineering & Surveying, Inc.
Eng. Business Certificate of Authorization No. 8474



L:\50000-60000-Orlando-Projects\03721 Shingle Creek CDD\0002- Construction\ENGR\1 DWG\ CDD Exhibit\1 - Location Map.dwg (11.4.3) saved Jul 31, 2019 - 5:05pm

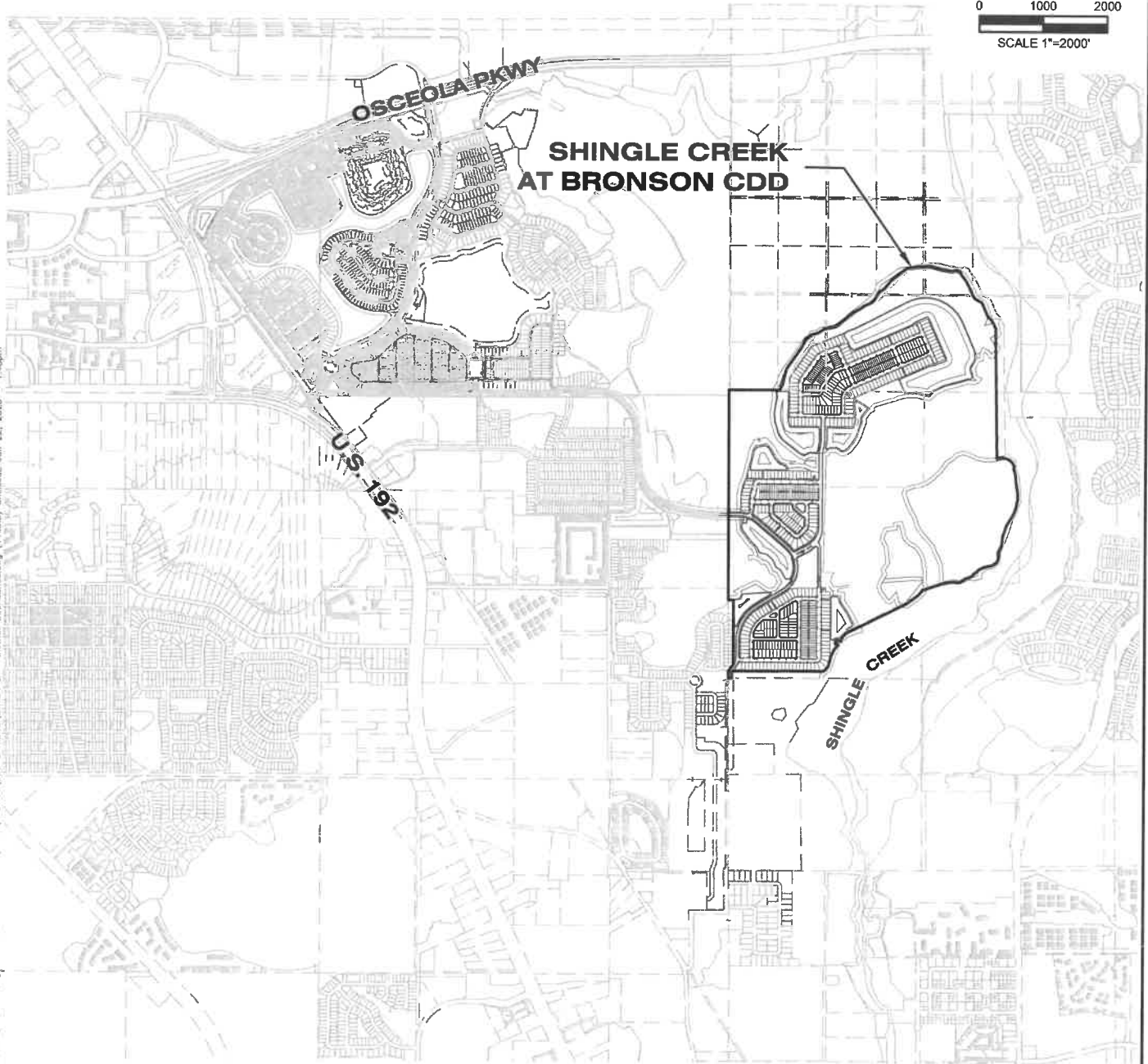
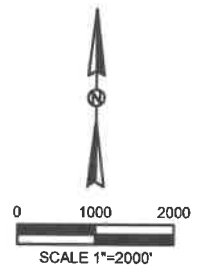


HAMILTON
ENGINEERING & SURVEYING INC
3409 W. Lemon Street
TAMPA, FL 33609
TEL (813) 250-3535

775 Warner Lane
ORLANDO, FL 32803
TEL (407) 362-6929

LB #7013 CA #8474

LOCATION MAP				
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT				
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
6.7/25S/29E	03721.0002	EFJA	7/31/2019	1



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HAMILTON
ENGINEERING & SURVEYING INC
3409 W. Lemon Street
TAMPA, FL 33609
TEL (813) 250-3535

775 Warner Lane
ORLANDO, FL 32803
TEL (407) 362-5929

LB #7013 CA #8474

DISTRICT BOUNDARIES
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
6.7/25S/29E	03721.0002	CML	1/21/20	2

SHINGLE CREEK AT BRONSON CDD – LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOTS 13, 20, 35 THROUGH 46, 50, 55 THROUGH 58 AND 63, MCKOY LAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THAT PORTION OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 29 EAST LYING WEST OF SHINGLE CREEK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 29 EAST, LESS THE NORTHWEST 1/4 THEREOF, ALL LYING WEST OF THE CENTERLINE OF SHINGLE CREEK, OSCEOLA COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR OSCEOLA PARKWAY AND SUBJECT TO FLORIDA GAS TRANSMISSION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 220, PAGE 727, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND LESS THAT PORTION LYING NORTH OF OSCEOLA PARKWAY.

PARCEL 2:

A PORTION OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 29 EAST, LESS THE SOUTH 1/2 OF THE SOUTH 1/2, ALL LYING WEST OF THE CENTERLINE OF SHINGLE CREEK, OSCEOLA COUNTY, FLORIDA; LESS THE WEST 70.00 FEET OF THE SOUTH 1081.1 FEET TO THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 3:

A PORTION OF THE WEST 70.00 FEET OF THE SOUTH 1081.1 FEET TO THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA (THE "PARENT TRACT") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 7, THENCE RUN NORTH 00 DEGREES 01 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SECTION 7, A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST TO A POINT 70.00 FEET MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION 7, BEING THE EAST LINE OF THE "PARENT TRACT"; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF THE "PARENT TRACT" 194.5 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE "PARENT TRACT", THENCE RUN WESTERLY ALONG THE SOUTH LINE OF THE "PARENT TRACT" TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM LANDS DESCRIBED IN AND CONVEYED TO OSCEOLA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4623, PAGE 1214, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA (attached as EXHIBIT "A").

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN FENCE CONSTRUCTION AND MAINTENANCE EASEMENT BY AND BETWEEN OSCEOLA COUNTY, FLORIDA, AND OSCEOLA DEVELOPMENT TRUST DATED APRIL 19, 2004 RECORDED IN OFFICIAL RECORDS BOOK 4623, PAGE 1231, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Total Land Area 360.07 Acres More or Less.

FUTURE LAND USE LEGEND



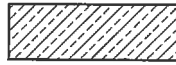
URBAN CENTER



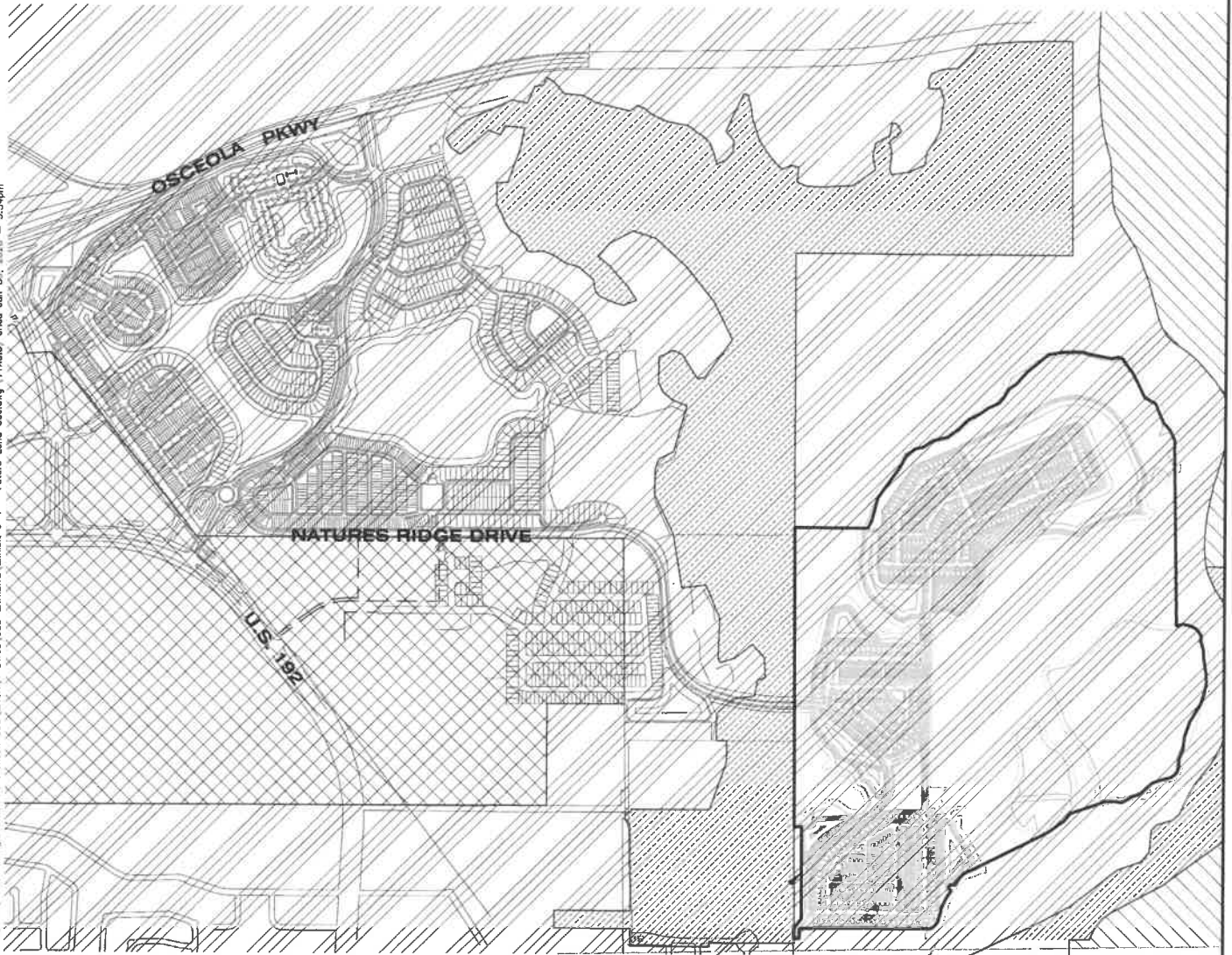
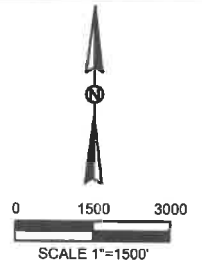
INCORPORATED



TOURIST
COMMERCIAL



LOW DENSITY
RESIDENTIAL



SHINGLE CREEK
AT BRONSON CDD



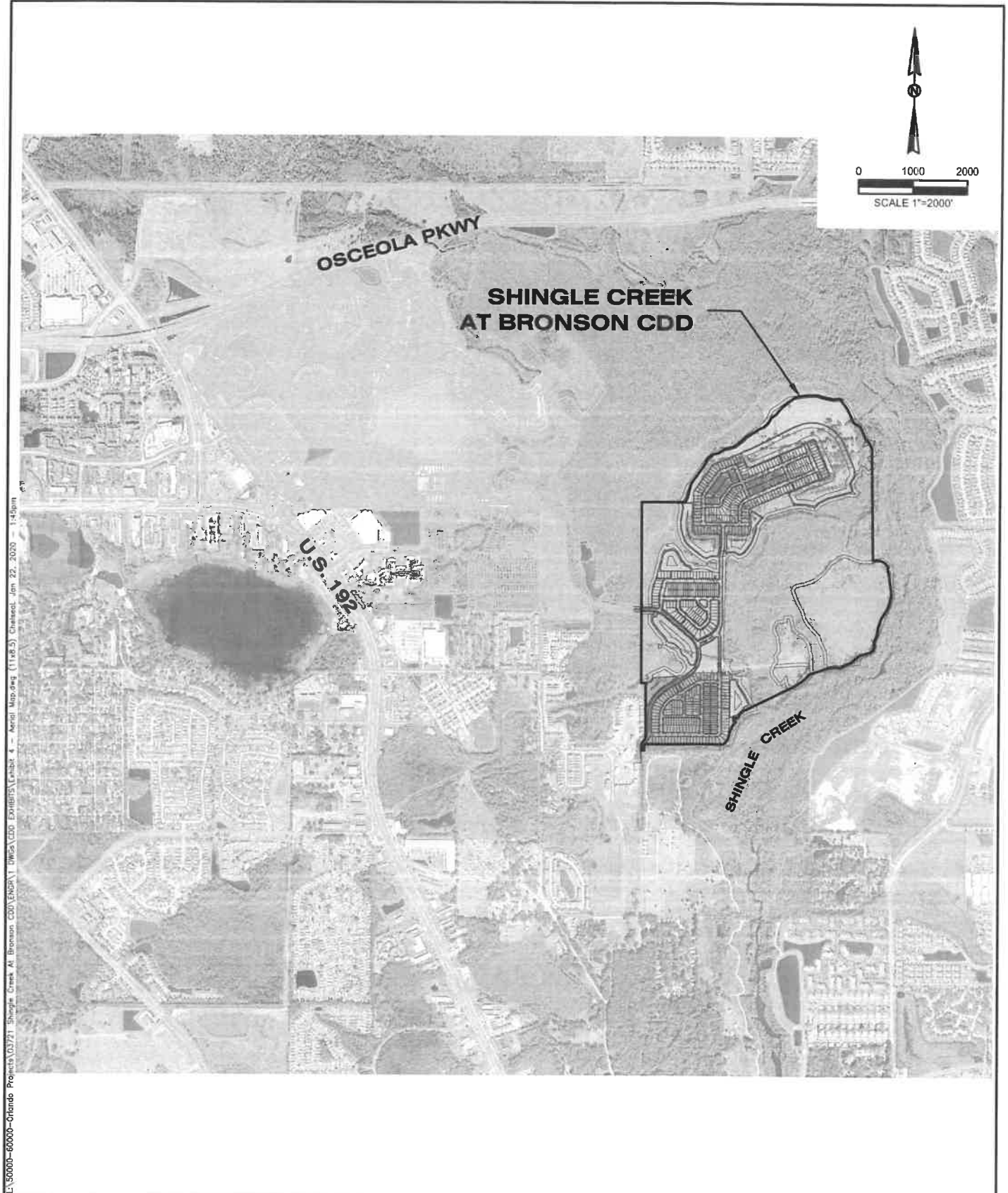
HAMILTON


ENGINEERING & SURVEYING INC.
3409 W. Lemon Street
TAMPA, FL 33609
TEL (813) 250-3535
LB #7013 CA #8474
775 Warner Lane
ORLANDO, FL 32803
TEL (407) 362-9929

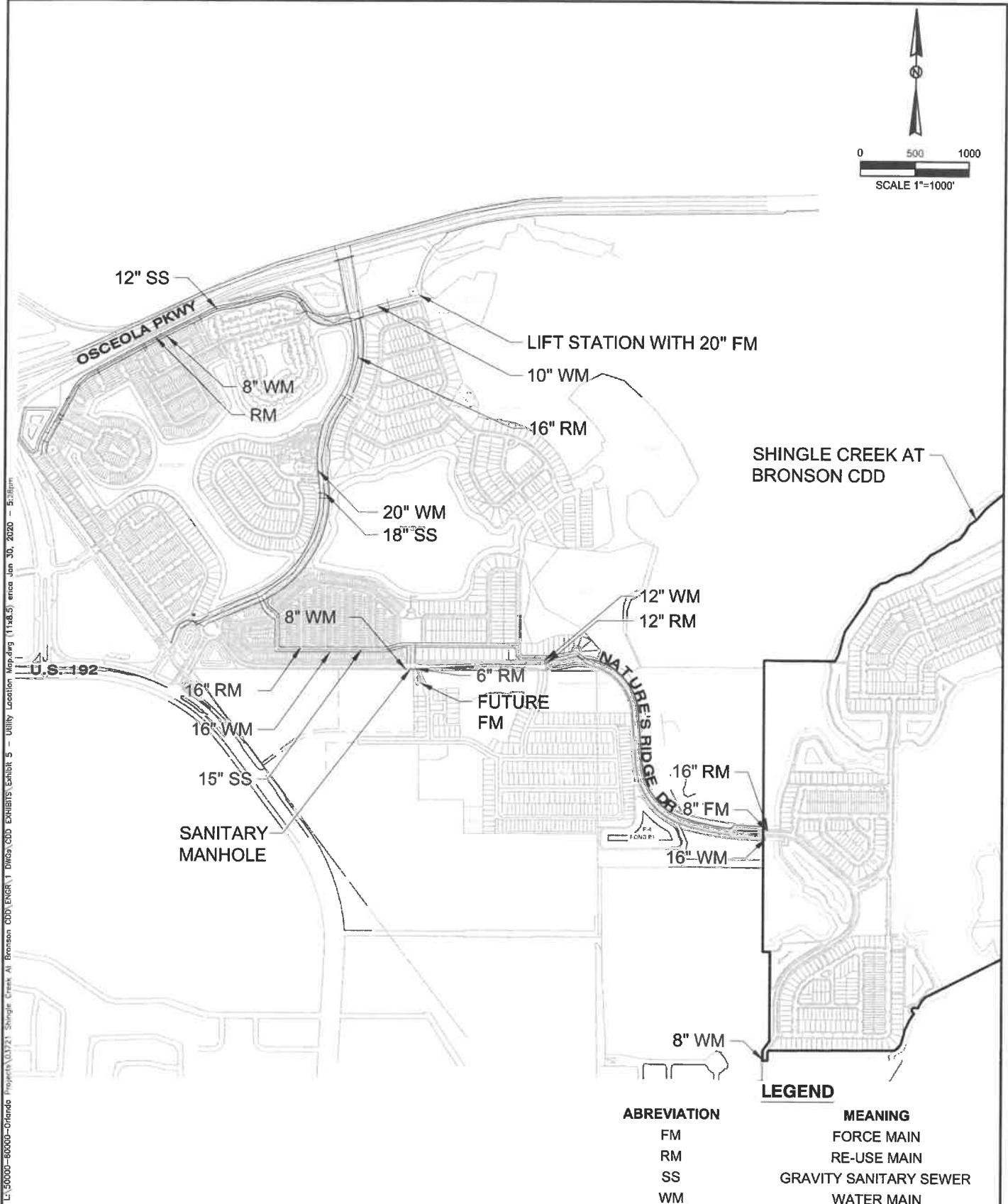
FUTURE LAND USE MAP

SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
6,7/25S/29E	03721.0002	EFJA	7/31/2019	3



 HAMILTON ENGINEERING & SURVEYING INC 3409 W. Lemon Street TAMPA, FL 33609 TEL (813) 259-3535		AERIAL MAP SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT			
		SEC TWP RGE 6 7/25S/29E	JOB NUMBER 03721.0002	DRAWN BY CML	DATE 1/21/20
775 Warner Lane ORLANDO, FL 32803 TEL (407) 362-5929		LB #7013 CA #8474		EXHIBIT 4	



HAMILTON

ENGINEERING & SURVEYING INC
3409 W. Lemon Street
TAMPA, FL 33609
TEL (813) 250-3535

775 Warner Lane
ORLANDO, FL 32803
TEL (407) 362-5929

UTILITY LOCATION MAP
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
6 7/25S/29E	03721.0002	EFJA	7/31/2019	5

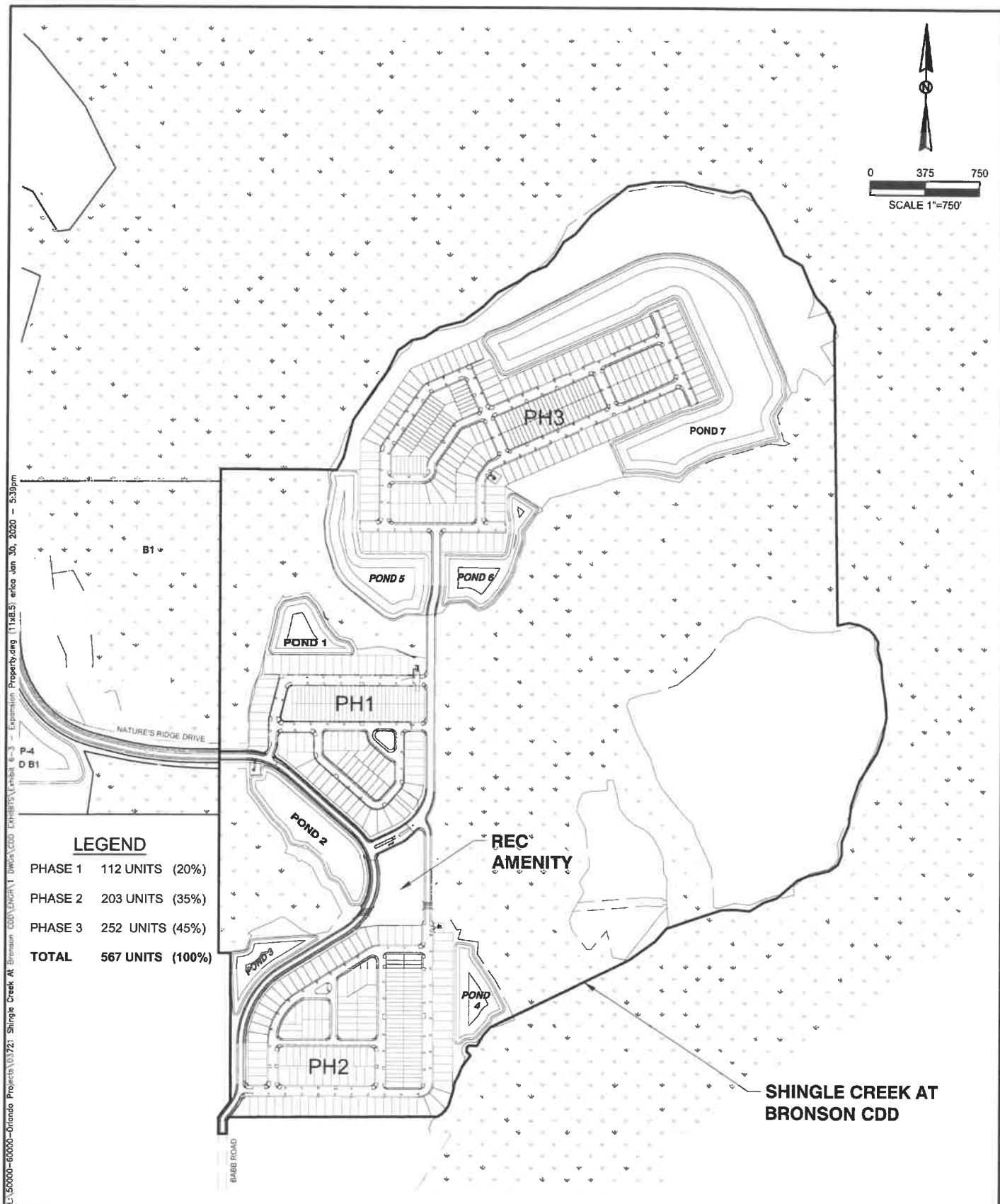


EXHIBIT “B”

SERIES 2021 ASSESSMENT METHODOLOGY

Preliminary Supplemental Assessment Methodology for Shingle Creek at Bronson Community
Development District, dated March 24, 2021

[ATTACHED BELOW]

**PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY**

**FOR
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT**

Date: March 24, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Shingle Creek at Bronson Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Shingle Creek at Bronson Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Shingle Creek at Bronson Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance of not to exceed \$13,495,000 of special assessment bonds in one or more series (the “Bonds”) for the purpose of financing certain public infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report dated December 24, 2019 prepared by Hamilton Engineering & Surveying, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of all or a portion of the Capital Improvement Plan that benefit property owners within the within the boundaries of the District.

1.1 Purpose

This Preliminary Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the certain Master Assessment Methodology dated February 3, 2020 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on the Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of the Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 360 acres within Osceola County, Florida. The development program for the District currently envisions approximately 632 residential units. The proposed development program is

depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The public improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit the assessable property within the District. Specifically, the District will construct and/or acquire certain earthwork, stormwater management ponds, erosion control, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping, irrigation, sod for ponds/erosion control, hardscape features, offsite improvements, water and sewer utility connection and impact fees, and clubhouse and amenity facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan and that the cost of such public improvements are at least equal to such benefit.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct all or a portion of the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for such assessable properties within its borders as well as general benefits to the public at large.

However, as discussed within this Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of

land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$39,479,220. The District anticipates financing \$12,589,881 of the Capital Improvement Plan at this time. The District's Underwriter projects that total cost to finance the \$12,589,881, including financing costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$13,495,000. It is anticipated that the District will issue additional Bonds or the developer will complete the balance of the Capital Improvement Plan not funded by Bonds. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates initially issuing approximately \$13,495,000 in Bonds in one or more series to fund the District's all or a portion of the Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Supplemental Report to allocate the \$13,495,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This Supplemental Report will be revised to reflect actual bond terms.

Table 1 describes the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development within the District are described in detail in the Engineer's Report and are estimated to cost \$39,479,220. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the initial portion of the Capital Improvement Plan and related costs was determined by the District's underwriter to total approximately \$13,495,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the

development plan will be completed and the debt relating to the Bonds will be allocated to the platted units within the District which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$3,407,104 in eligible infrastructure.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Supplemental Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of certain earthwork, stormwater management ponds, erosion control, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping, irrigation, sod for ponds/erosion control, hardscape features, offsite improvements, water and sewer utility connection and impact fees, and clubhouse and amenity facilities. There are three product types within the planned development within the District. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to that particular land use. It is important to note that the benefit derived from the improvements on those particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include certain earthwork, stormwater management ponds, erosion control, roads, storm drainage, potable water, sanitary sewer, reclaimed water, landscaping, irrigation, sod for ponds/erosion control, hardscape features, offsite improvements, water and sewer utility connection and impact fees, and clubhouse and amenity facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the

special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for

each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to that property according to this Supplemental Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the development. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no debt reduction or true-up payment is required. In the case that the revenue generated would be less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	Phase 1	Phase 2	Phase 3	Total Assessable Units*	ERUs per Unit (1)	Total ERUs
Single Family - Townhome	60	206	92	358	0.75	269
Single Family - 40'	20	43	56	119	0.80	95
Single Family - 50'	51	0	104	155	1.00	155
Total Units				632		519

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Phase 1	Phases 2 and 3	Totals
Earthwork, Clearing, Stormwater Management Ponds, Erosion Control	\$ 1,750,000	\$ 3,250,000	\$ 5,000,000
Roads	\$ 360,000	\$ 1,440,000	\$ 1,800,000
Storm Drainage	\$ 340,000	\$ 1,360,000	\$ 1,700,000
Potable Water	\$ 300,000	\$ 1,200,000	\$ 1,500,000
Sanitary Sewer	\$ 805,000	\$ 1,495,000	\$ 2,300,000
Reclaimed Water	\$ 75,000	\$ 175,000	\$ 250,000
Landscaping, Irrigation, Sod for Ponds and Erosion Control	\$ 180,000	\$ 720,000	\$ 900,000
Hardscape Features	\$ 40,000	\$ 60,000	\$ 100,000
Professional Fees	\$ 900,000	\$ 2,100,000	\$ 3,000,000
Water and Sewer Utility Connection and Impact Fees	\$ 668,040	\$ 2,672,160	\$ 3,340,200
Clubhouse and Recreation Amenity	\$ -	\$ 16,000,000	\$ 16,000,000
Contingencies	\$ 541,804	\$ 3,047,216	\$ 3,589,020
	\$ 5,959,844	\$ 33,519,376	\$ 39,479,220

(1) A detailed description of these Improvements is provided in the Engineer's Report dated December 24, 2019.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$ 12,589,881
Debt Service Reserve	\$ 390,236
Capitalized Interest	\$ 44,983
Underwriters Discount	\$ 269,900
Cost of Issuance	\$ 200,000
Contingency	\$ -
Par Amount*	\$ 13,495,000

Bond Assumptions:	
Interest Rate	4.00%
Amortization	30
Capitalized Interest	1 Months
Debt Service Reserve	50 % Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - Townhome	358	0.75	269	51.76%	\$ 20,436,033	\$ 57,084
Single Family - 40'	119	0.80	95	18.35%	\$ 7,245,849	\$ 60,889
Single Family - 50'	155	1.00	155	29.88%	\$ 11,797,338	\$ 76,112
Totals	632		519	100.00%	\$ 39,479,220	

* Unit mix is subject to change based on marketing and other factors

TABLE 5
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements		Par Debt - Prior to		Developer Contribution	Par Debt - After		Par Debt Per Unit		
		Costs Per Product	Type	Developer Contribution	Developer Contribution						
Single Family - Townhome	358	\$	20,436,033	\$	8,670,474	\$	(2,604,163)	\$	6,066,311	\$	16,945
Single Family - 40'	119	\$	7,245,849	\$	3,226,328	\$	-	\$	3,226,328	\$	27,112
Single Family - 50'	155	\$	11,797,338	\$	5,005,302	\$	(802,941)	\$	4,202,361	\$	27,112
Totals	632	\$	39,479,220	\$	16,902,104	\$	(3,407,104)	\$	13,495,000		

* Unit mix is subject to change based on marketing and other factors

TABLE 6 SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY						
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - Townhome	358	\$ 6,066,311	\$ 16,945	\$ 336,520	\$ 940	\$ 1,000
Single Family - 40'	119	\$ 3,226,328	\$ 27,112	\$ 178,600	\$ 1,504	\$ 1,600
Single Family - 50'	155	\$ 4,202,361	\$ 27,112	\$ 233,120	\$ 1,504	\$ 1,600
Totals	632	\$ 13,495,000		\$ 780,472		

(1) This amount includes collection fees and early payment discounts when collected on the Osecola County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Len OT Holdings, LLC	07-25-29-0000-0020-0000	80.50	\$ 37,479	\$ 3,017,133	\$ 174,493	\$ 187,627
Len OT Holdings, LLC	06-25-29-4110-0001-0450	16.77	\$ 37,479	\$ 628,515	\$ 36,350	\$ 39,086
Len OT Holdings, LLC	06-25-29-0000-0010-0000	68.06	\$ 37,479	\$ 2,550,787	\$ 147,523	\$ 158,627
Len OT Holdings, LLC	07-25-29-0000-0035-0000	194.74	\$ 37,479	\$ 7,298,565	\$ 422,106	\$ 453,878
Totals		360.07		\$ 13,495,000	\$ 780,472	\$ 839,217

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	4.00%
Maximum Annual Debt Service	\$780,472

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION V

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

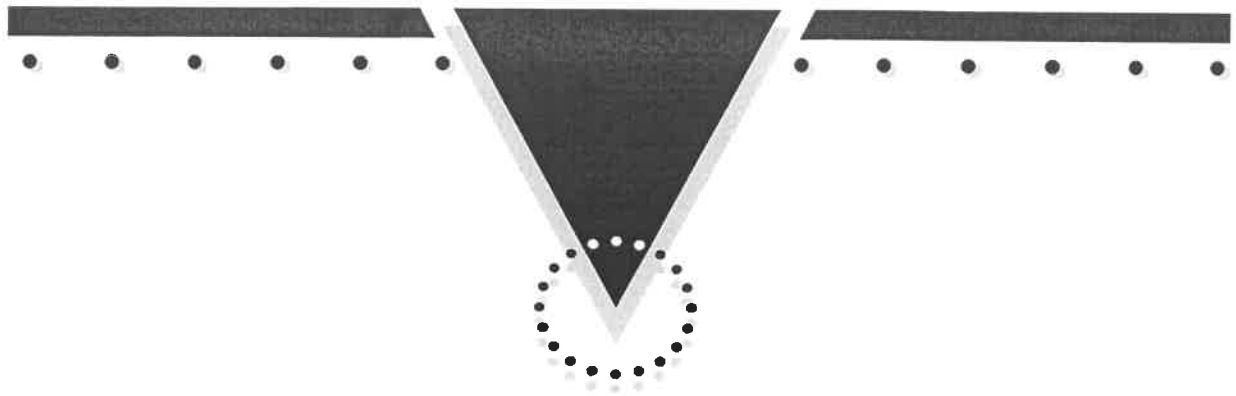
Summary of Checks

February 22, 2021 to March 29, 2021

Bank	Date	Check #	Amount
General Fund	3/4/21	46-47	\$ 2,321.00
	3/9/21	48	\$ 2,833.41
	3/18/21	49	\$ 95.00
			<hr/> \$ 5,249.41
Payroll Fund	<u>March 2021</u>		
	Brent Kewley	50007	\$ 184.70
	Patrick Bonin Jr.	50008	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 5,618.81

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT #
3/04/21	00009	1/05/21	20378	202012	310-51300-32200				GRAU AND ASSOCIATES	*	1,800.00	1,800.00 000046
3/04/21	00002	2/24/21	97197	202101	310-51300-31500				LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	521.00	521.00 000047
3/09/21	00001	3/01/21	22	202103	310-51300-34000				MANAGEMENT FEES MAR21	*	2,708.33	2,708.33
3/01/21	22	202103	310-51300-35100						INFORMATION TECH MAR21	*	100.00	100.00
3/01/21	22	202103	310-51300-51000						OFFICE SUPPLIES MAR21	*	.06	.06
3/01/21	22	202103	310-51300-42000						POSTAGE MAR21	*	12.12	12.12
3/01/21	22	202103	310-51300-42500						COPIES MAR21	*	12.90	12.90
3/18/21	00005	3/08/21	63471	202102	310-51300-31100				GOVERNMENTAL MANAGEMENT SERVICES	*	2,833.41	2,833.41 000048
									BOARD OF SUPERVISORS MTG		95.00	95.00
									HAMILTON ENGINEERING & SURVEYING		95.00	95.00 000049
									TOTAL FOR BANK A		5,249.41	5,249.41
									TOTAL FOR REGISTER		5,249.41	5,249.41

SECTION 2



Shingle Creek at Bronson Community Development District

**Unaudited Financial Reporting
February 28, 2021**



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SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

February 28, 2021

	General Fund
<u>ASSETS:</u>	
CASH	\$135,225
TOTAL ASSETS	<u>\$135,225</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$2,416
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$132,809
TOTAL LIABILITIES & FUND EQUITY	<u>\$135,225</u>

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/21	ACTUAL THRU 2/28/21	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$208,161	\$166,202	\$166,202	\$0
DEVELOPER CONTRIBUTIONS	\$443	\$185	\$10,000	\$9,815
TOTAL REVENUES	\$208,604	\$166,387	\$176,202	\$9,815
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$2,400	\$1,000	\$1,000	\$0
FICA EXPENSE	\$184	\$102	\$77	\$26
ENGINEERING	\$12,000	\$6,667	\$523	\$6,144
ATTORNEY	\$25,000	\$13,889	\$2,525	\$11,364
DISSEMINATION	\$3,500	\$1,944	\$0	\$1,944
ARBITRAGE	\$450	\$0	\$0	\$0
ANNUAL AUDIT	\$5,000	\$2,800	\$2,800	\$0
TRUSTEE FEES	\$5,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$16,250	\$13,542	\$2,708
INFORMATION TECHNOLOGY	\$1,200	\$600	\$500	\$100
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$48	\$452
INSURANCE	\$5,650	\$5,650	\$5,000	\$650
PRINTING & BINDING	\$1,000	\$500	\$55	\$445
LEGAL ADVERTISING	\$5,000	\$2,500	\$0	\$2,500
OTHER CURRENT CHARGES	\$1,000	\$500	\$0	\$500
OFFICE SUPPLIES	\$625	\$313	\$1	\$312
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$7,500	\$3,125	\$0	\$3,125
PROPERTY INSURANCE	\$0	\$0	\$0	\$0
ELECTRIC	\$2,500	\$1,042	\$0	\$1,042
STREETLIGHTS	\$11,000	\$4,583	\$0	\$4,583
WATER & SEWER	\$10,000	\$4,167	\$539	\$3,628
LANDSCAPE MAINTENANCE	\$44,000	\$18,333	\$12,752	\$5,581
LANDSCAPE CONTINGENCY	\$7,500	\$3,125	\$0	\$3,125
IRRIGATION REPAIRS	\$5,000	\$2,083	\$0	\$2,083
LAKE MAINTENANCE	\$6,620	\$2,758	\$0	\$2,758
CONTINGENCY	\$2,500	\$1,042	\$0	\$1,042
REPAIRS & MAINTENANCE	\$5,000	\$2,083	\$0	\$2,083
TOTAL EXPENDITURES	\$208,604	\$100,881	\$44,536	\$56,346
EXCESS REVENUES (EXPENDITURES)	\$0		\$131,666	
FUND BALANCE - Beginning	\$0		\$1,142	
FUND BALANCE - Ending	\$0		\$132,809	

SHINGLE CREEK AT BRONSON

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
SPECIAL ASSESSMENTS	\$0	\$1,335	\$122,861	\$0	\$42,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,202
DEVELOPER CONTRIBUTIONS	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
TOTAL REVENUES	\$10,000	\$1,335	\$122,861	\$0	\$42,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,202
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$400	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA EXPENSE	\$15	\$31	\$0	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
ENGINEERING	\$238	\$190	\$0	\$0	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$523
ATTORNEY	\$1,306	\$457	\$242	\$521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,525
DISSEMINATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$1,000	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,542
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$9	\$14	\$1	\$21	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$8	\$23	\$4	\$4	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WATER & SEWER	\$0	\$0	\$0	\$525	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$539
LANDSCAPE MAINTENANCE	\$2,550	\$2,550	\$2,550	\$2,550	\$2,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,752
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$17,309	\$7,473	\$7,406	\$6,430	\$5,918	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,536
EXCESS REVENUES (EXPENDITURES)	(\$7,309)	(\$6,138)	\$115,455	(\$6,430)	\$36,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,666

SHINGLE CREEK AT BRONSON
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	General Fund Portion (21)	Due from Capital	Over and (short) Balance Due
1	12/16/19	2/21/20	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ -	\$ -	\$ -
2	1/27/20	2/21/20	\$ 4,498.30	\$ 4,498.30	\$ 4,498.30	\$ -	\$ -	\$ -
3	2/24/20	4/20/20	\$ 3,849.15	\$ 3,849.15	\$ 3,849.15	\$ -	\$ -	\$ -
4	3/30/20	4/20/20	\$ 19,180.43	\$ 19,180.43	\$ 3,867.93	\$ -	\$ 15,312.50	\$ -
5	4/20/20	5/13/20	\$ 7,635.61	\$ 7,635.61	\$ 7,635.61	\$ -	\$ -	\$ -
6	5/14/20	5/29/20	\$ 5,181.10	\$ 5,181.10	\$ 5,181.10	\$ -	\$ -	\$ -
7	6/30/20	8/24/20	\$ 5,378.44	\$ 5,378.44	\$ 5,283.44	\$ -	\$ 95.00	\$ -
8	7/24/20	9/8/20	\$ 3,150.65	\$ 3,150.65	\$ 3,150.65	\$ -	\$ -	\$ -
9	8/24/20	9/8/20	\$ 8,102.28	\$ 8,102.28	\$ 8,102.28	\$ -	\$ -	\$ -
10	9/3/20	9/21/20	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -
11	9/22/20	10/19/20	\$ 8,252.36	\$ 8,252.36	\$ 3,252.36	\$ 5,000.00	\$ -	\$ -
12	10/27/20	11/16/20	\$ 190.00	\$ 190.00	\$ 190.00	\$ -	\$ -	\$ -
Due from Developer			\$ 87,918.32	\$ 87,918.32	\$ 62,510.82	\$ 10,000.00	\$ 15,407.50	\$ -

Total Developer Contributions FY21

\$ 10,000.00

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

		Gross Assessments		\$	42, 700	\$	42,700		
		Net Assessments		\$	40,138	\$	40,138		
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 100.00%	Total 100%	
11/20/20	ACH	\$ 1,419.55	\$ 56.80	\$ 27.26	\$ -	\$ 1,335.49	\$ 1,335.49	\$ 1,335.49	
12/10/20	ACH	\$ 39,974.15	\$ 1,599.11	\$ 767.50	\$ -	\$ 37,607.54	\$ 37,607.54	\$ 37,607.54	
12/22/20	ACH	\$ 1,305.98	\$ 39.19	\$ 25.33	\$ -	\$ 1,241.46	\$ 1,241.46	\$ 1,241.46	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals		\$ 42,699.68	\$ 1,695.10	\$ 820.09	\$ -	\$ 40,184.49	\$ 40,184.49	\$ 40,184.49	

DIRECT BILLED ASSESSMENTS

LEN OT HOLDINGS, LLC

\$168,023.30

\$168,023.30

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	Operation & Maintenance
12/9/20	11/1/20	01534020	\$ 84,011.65	\$ 84,011.65	\$ 84,011.65
2/15/21	2/1/21	01567169	\$ 42,005.83	\$ 42,005.83	\$ 42,005.83
	5/1/21		\$ 42,005.83	\$ -	\$ -
			\$ 168,023.31	\$ 126,017.48	\$ 126,017.48