

*Shingle Creek at Bronson
Community Development District*

Agenda

May 2, 2022

AGENDA

Shingle Creek at Bronson

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 25, 2022

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, May 2, 2022 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 April 4, 2022 Meeting
4. Consideration of Resolution 2022-06 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
5. Ratification of Series 2021 Requisition #3
6. Discussion of Pending Plat Conveyances
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. 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 April 4, 2022 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2022-06 approving the proposed Fiscal Year 2023 budget and setting a public hearing. Once approved, the budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The sixth order of business is the discussion the pending plat conveyances from the Developer to the District. This is an open discussion item.

The seventh 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
Scott Schuhle, 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, April 4, 2022 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 by phone
Brent Kewley	Assistant Secretary
Ashley Baksh	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: Next is public comment period and we just have the Board and staff here. There are no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 7, 2022 Meeting

Mr. Flint: We will move onto the approval of the minutes from the March 7, 2022 Board meeting. Did the Board have any comments or corrections to those?

Mr. Morgan: They look good to me.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the March 7, 2022 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year 2021
Audit Report**

Mr. Flint: The District is required, as a governmental entity, to have an annual independent audit performed and you selected Grau & Associates as your independent auditor. On page 28, which is the last page of the report, if there were any findings or recommendations they would be indicated there in the report to management. You can see there are no current or prior year findings or recommendations and we have complied with the provisions of the Auditor General in the state of Florida.

Mr. Morgan: Great.

Mr. Flint: Are there any questions on the audit? If not, is there a motion for it to be accepted and to authorize it to be transmitted to the State of Florida?

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Fiscal Year 2021 Audit Report, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Authorizing the Use of Electronic Documents
and Signatures**

Mr. Flint: Kristen, do you want to review this?

Ms. Trucco: Sure, the Florida legislature has passed a law that permits the CDD to sign resolutions and documents electronically in an effort to save costs. We are recommending that the Board adopt a policy allowing us to execute documents electronically. It will be easier for everyone.

Mr. Morgan: Absolutely.

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: The next item is a general discussion item that we include on all of the agendas just in case there is any need for discussion on any pending plats or conveyances. Is there anything at this time?

Mr. Morgan: We are all good, aren't we Rob?

Mr. Bonin: Yes, I am good.

Mr. Morgan: Okay, no need for discussion.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else Kristen?

Ms. Trucco: There is nothing else from me, thank you.

B. Engineer

Mr. Flint: Dave, anything else for the Board?

Mr. Reid: No, I do not have anything new.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for March 1st through March 28, 2022 totaling \$41,131.22. The detailed register is behind the summary. If there are any questions, we can discuss those, otherwise I will ask for a motion to approve the check register.

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Check Run Summary, was approved.
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ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through February 28th. There is no action required. If the Board has any questions, we can discuss those. Through the end of February, we have collected \$143,000 of the \$188,000 that is certified for collection on the tax roll. We are fully collected on our direct assessments.

Mr. Morgan: Very good.

iii. Designation of November 1, 2022 as Landowners' Meeting Date

Mr. Flint: We are recommending that you designate November 1, 2022 as your landowners' meeting date. You have three seats that are up for election in November. Those are Mr. Kewley's, Mr. Catanzariti's, and Ms. Baksh's seats. Those are all landowner elected at this point. We are suggesting you set that landowners' meeting date in conjunction with your Board meeting date.

Mr. Morgan: November 1st, is that our Board meeting date for that month?

Mr. Flint: I believe it is.

Mr. Morgan: I will check quickly. It looks like November 1 is a Tuesday.

Mr. Flint: There is one election that is 90 days after formation, then the first one in November has to be on the first Tuesday. After that, it can be on the Board meeting date.

Mr. Morgan: So we could change the CDD meeting date to that Tuesday?

Mr. Flint: We could, but it doesn't require Board members to be there, it just requires a proxy holder.

Mr. Morgan: So I can be there?

Mr. Flint: Yes. We could just have one person there representing the landowner on the November 1 meeting.

Mr. Morgan: And that would be here?

Mr. Flint: It would need to be in Osceola County. We could do it somewhere else in Osceola county, but typically we have held them here.

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, Setting the Landowner's Meeting Date for November 1, 2022, was approved.

Mr. Flint: We will send out the proxy and the information, and the sample agenda proxy and other information in the agenda for anyone who is interested.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**"Board"**) of the Shingle Creek at Bronson Community Development District (**"District"**) prior to June 15, 2022, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2022

HOUR: 11:30 a.m.

LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

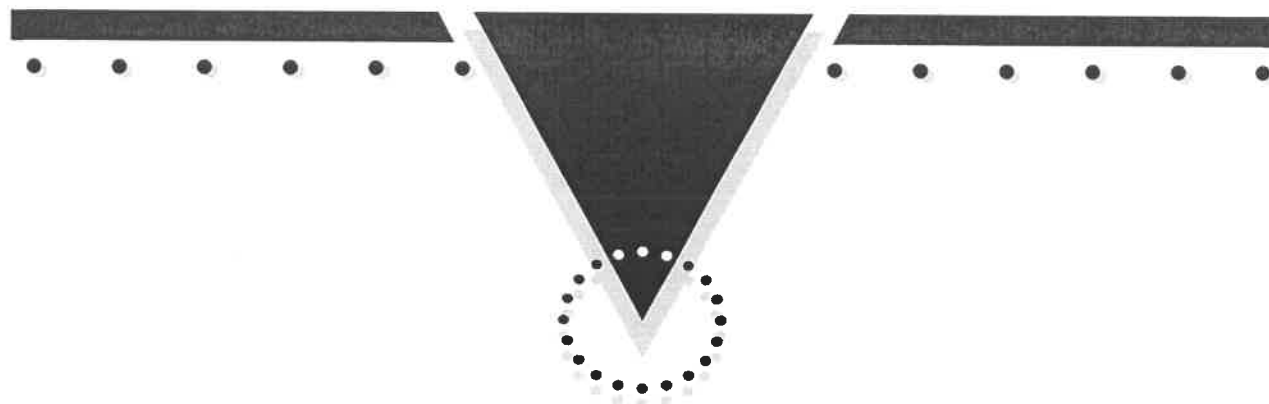
PASSED AND ADOPTED THIS 2ND DAY OF MAY, 2022.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____



Shingle Creek at Bronson Community Development District

Proposed Budget

FY 2023



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Shingle Creek at Bronson

Community Development District

Fiscal Year 2023 General Fund

Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Tax Roll	\$188,089	\$154,016	\$34,073	\$188,089	\$188,089
Special Assessments - Direct Billed	\$99,091	\$99,091	\$0	\$99,091	\$99,091
Developer Contributions	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$0	\$112,533	\$0	\$112,533	\$176,956

Total Revenues	\$287,180	\$365,641	\$34,073	\$399,713	\$464,136
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Expenditures

Administrative

Supervisor Fees	\$4,800	\$2,000	\$4,800	\$6,800	\$9,600
FICA Expense	\$367	\$153	\$367	\$520	\$734
Engineering	\$12,000	\$855	\$15,000	\$15,855	\$12,000
Attorney	\$25,000	\$3,980	\$8,020	\$12,000	\$25,000
Dissemination	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Arbitrage	\$450	\$0	\$450	\$450	\$450
Annual Audit	\$4,400	\$4,400	\$0	\$4,400	\$4,500
Trustee Fees	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$16,250	\$16,250	\$32,500	\$34,125
Information Technology	\$1,050	\$525	\$525	\$1,050	\$1,050
Website Maintenance	\$600	\$300	\$300	\$600	\$600
Telephone	\$300	\$0	\$25	\$25	\$300
Postage	\$1,000	\$41	\$109	\$150	\$1,000
Printing & Binding	\$1,000	\$52	\$148	\$200	\$1,000
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,850
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$1,000	\$222	\$228	\$450	\$1,000
Office Supplies	\$625	\$1	\$49	\$50	\$625
Property Appraiser	\$0	\$401	\$0	\$401	\$425
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$106,767	\$41,280	\$55,521	\$96,801	\$114,434
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Operations & Maintenance

Field Services	\$7,500	\$3,750	\$3,750	\$7,500	\$7,875
Property Insurance	\$1,500	\$0	\$0	\$0	\$1,500
Electric	\$2,500	\$0	\$0	\$0	\$2,500
Streetlights	\$11,000	\$0	\$0	\$0	\$11,000
Water & Sewer	\$10,000	\$709	\$960	\$1,669	\$10,000
Landscape Maintenance	\$114,514	\$15,303	\$15,609	\$30,911	\$114,514
Landscape Contingency	\$7,500	\$0	\$3,750	\$3,750	\$7,500
Irrigation Repairs	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Lake Maintenance	\$12,500	\$810	\$810	\$1,620	\$12,500
Lake Contingency	\$1,000	\$0	\$500	\$500	\$1,000
Contingency	\$2,399	\$0	\$1,200	\$1,200	\$2,399
Repairs & Maintenance	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$168,914

Total Operations & Maintenance	\$180,413	\$20,571	\$31,579	\$52,150	\$349,702
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Total Expenditures	\$287,180	\$61,851	\$87,100	\$148,951	\$464,136
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Excess Revenues/(Expenditures)	(\$0)	\$303,790	(\$53,027)	\$250,762	(\$0)
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*Less 1st Quarter Operating Reserve

Net Assessment	\$ 287,180
Collection Cost (6%)	\$18,331
Gross Assessment	\$305,511

Property Type	Units	Fiscal Year 2022			Fiscal Year 2023	Fiscal Year 2022
		Gross Per Unit	% Increase	Gross Per Unit	Gross Per Unit	Gross Per Unit
Townhome	358	\$384	0%	\$0	\$384	\$137,406.56
Single Family	274	\$614	0%	\$0	\$614	\$168,104.08
Total	632				Gross Assessment	\$305,510.64

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to fund all operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

Special Assessments – Direct Billed

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year. These assessments are directly billed to the property owners.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on four Supervisors attending 12 meetings.

FICA Expense

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

Engineering

The District's engineer, Hamilton Engineering & Surveying, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which related to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2021 Special Assessment Bonds.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2021 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2021 Special Assessment Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Shingle Creek at Bronson
Community Development District
GENERAL FUND BUDGET

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Shingle Creek at Bronson
Community Development District
GENERAL FUND BUDGET

Electric

Represents estimated electric cost.

Streetlights

Represents estimated costs for 22 streetlights that will be maintained by the District.

Water & Sewer

Represents costs for water services for areas within the District. The District currently has one account with Toho Water Authority.

Landscape Maintenance

The District will maintain the landscaping within certain areas of the District after installation of landscape material has been completed. The District has contract with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance		
Nature's Ridge Drive	\$713	\$8,561
Tract A	\$145	\$1,742
Tract B	\$282	\$3,390
Tract L3	\$117	\$1,399
Tract P-1	\$688	\$8,252
Tract P-2	\$888	\$10,652
The Cove at Storey Lake PH II	\$2,993	\$35,912
The Cove at Storey Lake PH III	\$3,717	\$44,607
Total		\$114,514

Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

Lake Maintenance

Represents cost for maintenance to 7 ponds located within the District. Services include shoreline grass and brush control, floating and submersed vegetation control, additional treatments as required and a monthly report of all waterways treated. The District has contracted with Aquatic Weed Control, Inc. for these services.

Description	Monthly	Annual
Pond Maintenance - Ponds		
Pond 1 - 2	\$135	\$1,620
Pond 3	\$70	\$840
Pond 4	\$80	\$960
Pond 5	\$160	\$1,920
Pond 6	\$100	\$1,200
Pond 7	\$450	\$5,400
Contingency		\$560
Total		\$12,500

Lake Contingency

Represents estimated costs for any additional lake expenses not covered under the monthly lake maintenance contract.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Shingle Creek at Bronson

Community Development District

Fiscal Year 2023 Capital Reseve Fund

Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Transfer In	\$0	\$0	\$0	\$0	\$168,914
Interest	\$0	\$0	\$0	\$0	\$100
Total Revenues	\$0	\$0	\$0	\$0	\$169,014

Expenses

Capital Outlay	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$0	\$169,014

Shingle Creek at Bronson

Community Development District

Fiscal Year 2023
Debt Service Fund
Series 2021

Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments - Tax Roll	\$511,056	\$418,483	\$92,573	\$511,056	\$511,056
Special Assessments - Direct Billed	\$269,244	\$269,244	\$0	\$269,244	\$269,244
Interest	\$0	\$25	\$15	\$40	\$0
Carry Forward Surplus	\$323,697	\$323,699	\$0	\$323,699	\$250,264

Total Revenues	\$1,103,997	\$1,011,450	\$92,588	\$1,104,039	\$1,030,564
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Expenses

Interest - 12/15	\$323,692	\$323,692	\$0	\$323,692	\$246,563
Principal - 12/15	\$280,000	\$0	\$280,000	\$280,000	\$290,000
Interest - 6/15	\$250,063	\$0	\$250,063	\$250,063	\$246,563
Transfer Out	\$0	\$13	\$7	\$20	\$0

Total Expenditures	\$853,755	\$323,705	\$530,070	\$853,774	\$783,125
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Excess Revenues/(Expenditures)	\$250,242	\$687,745	(\$437,481)	\$250,264	\$247,439
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Interest - 12/15/2023	\$242,938
Total	\$242,938

Net Assess ment	\$780,300
Collection Cost (6%)	\$49,806
Gross Assess ment	\$830,106

Property Type	Units	Gross Per Unit	Gross Total
Townhome	358	\$1,042	\$373,151
Single Family	274	\$1,668	\$456,955
Total	632		\$830,106

**Shingle Creek at Bronson
Series 2021, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/22	\$ 13,990,000	\$ 280,000	\$ 250,062.50	\$ -
12/15/22	\$ 13,710,000	\$ -	\$ 246,562.50	\$ 776,625.00
6/15/23	\$ 13,710,000	\$ 290,000	\$ 246,562.50	\$ -
12/15/23	\$ 13,420,000	\$ -	\$ 242,937.50	\$ 779,500.00
6/15/24	\$ 13,420,000	\$ 295,000	\$ 242,937.50	\$ -
12/15/24	\$ 13,125,000	\$ -	\$ 239,250.00	\$ 777,187.50
6/15/25	\$ 13,125,000	\$ 305,000	\$ 239,250.00	\$ -
12/15/25	\$ 12,820,000	\$ -	\$ 235,437.50	\$ 779,687.50
6/15/26	\$ 12,820,000	\$ 310,000	\$ 235,437.50	\$ -
12/15/26	\$ 12,510,000	\$ -	\$ 231,562.50	\$ 777,000.00
6/15/27	\$ 12,510,000	\$ 320,000	\$ 231,562.50	\$ -
12/15/27	\$ 12,190,000	\$ -	\$ 226,602.50	\$ 778,165.00
6/15/28	\$ 12,190,000	\$ 330,000	\$ 226,602.50	\$ -
12/15/28	\$ 11,860,000	\$ -	\$ 221,487.50	\$ 778,090.00
6/15/29	\$ 11,860,000	\$ 340,000	\$ 221,487.50	\$ -
12/15/29	\$ 11,520,000	\$ -	\$ 216,217.50	\$ 777,705.00
6/15/30	\$ 11,520,000	\$ 350,000	\$ 216,217.50	\$ -
12/15/30	\$ 11,170,000	\$ -	\$ 210,792.50	\$ 777,010.00
6/15/31	\$ 11,170,000	\$ 360,000	\$ 210,792.50	\$ -
12/15/31	\$ 10,810,000	\$ -	\$ 205,212.50	\$ 776,005.00
6/15/32	\$ 10,810,000	\$ 375,000	\$ 205,212.50	\$ -
12/15/32	\$ 10,435,000	\$ -	\$ 198,650.00	\$ 778,862.50
6/15/33	\$ 10,435,000	\$ 385,000	\$ 198,650.00	\$ -
12/15/33	\$ 10,050,000	\$ -	\$ 191,912.50	\$ 775,562.50
6/15/34	\$ 10,050,000	\$ 400,000	\$ 191,912.50	\$ -
12/15/34	\$ 9,650,000	\$ -	\$ 184,912.50	\$ 776,825.00
6/15/35	\$ 9,650,000	\$ 415,000	\$ 184,912.50	\$ -
12/15/35	\$ 9,235,000	\$ -	\$ 177,650.00	\$ 777,562.50
6/15/36	\$ 9,235,000	\$ 430,000	\$ 177,650.00	\$ -
12/15/36	\$ 8,805,000	\$ -	\$ 170,125.00	\$ 777,775.00
6/15/37	\$ 8,805,000	\$ 445,000	\$ 170,125.00	\$ -
12/15/37	\$ 8,360,000	\$ -	\$ 162,337.50	\$ 777,462.50
6/15/38	\$ 8,360,000	\$ 460,000	\$ 162,337.50	\$ -
12/15/38	\$ 7,900,000	\$ -	\$ 154,287.50	\$ 776,625.00
6/15/39	\$ 7,900,000	\$ 480,000	\$ 154,287.50	\$ -
12/15/39	\$ 7,420,000	\$ -	\$ 145,887.50	\$ 780,175.00
6/15/40	\$ 7,420,000	\$ 495,000	\$ 145,887.50	\$ -
12/15/40	\$ 6,925,000	\$ -	\$ 137,225.00	\$ 778,112.50
6/15/41	\$ 6,925,000	\$ 510,000	\$ 137,225.00	\$ -
12/15/41	\$ 6,415,000	\$ -	\$ 128,300.00	\$ 775,525.00
6/15/42	\$ 6,415,000	\$ 530,000	\$ 128,300.00	\$ -
12/15/42	\$ 5,885,000	\$ -	\$ 117,700.00	\$ 776,000.00
6/15/43	\$ 5,885,000	\$ 555,000	\$ 117,700.00	\$ -
12/15/43	\$ 5,330,000	\$ -	\$ 106,600.00	\$ 779,300.00
6/15/44	\$ 5,330,000	\$ 575,000	\$ 106,600.00	\$ -
12/15/44	\$ 4,755,000	\$ -	\$ 95,100.00	\$ 776,700.00
6/15/45	\$ 4,755,000	\$ 600,000	\$ 95,100.00	\$ -
12/15/45	\$ 4,155,000	\$ -	\$ 83,100.00	\$ 778,200.00
6/15/46	\$ 4,155,000	\$ 625,000	\$ 83,100.00	\$ -
12/15/46	\$ 3,530,000	\$ -	\$ 70,600.00	\$ 778,700.00
6/15/47	\$ 3,530,000	\$ 650,000	\$ 70,600.00	\$ -
12/15/47	\$ 2,880,000	\$ -	\$ 57,600.00	\$ 778,200.00
6/15/48	\$ 2,880,000	\$ 675,000	\$ 57,600.00	\$ -
12/15/48	\$ 2,205,000	\$ -	\$ 44,100.00	\$ 776,700.00
6/15/49	\$ 2,205,000	\$ 705,000	\$ 44,100.00	\$ -
12/15/49	\$ 1,500,000	\$ -	\$ 30,000.00	\$ 779,100.00
6/15/50	\$ 1,500,000	\$ 735,000	\$ 30,000.00	\$ -
12/15/50	\$ 765,000	\$ -	\$ 15,300.00	\$ 780,300.00
6/15/51	\$ 765,000	\$ 765,000	\$ 15,300.00	\$ 780,300.00
Totals		\$ 13,990,000	\$ 9,344,962.50	\$ 23,334,962.50

SECTION V

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Shingle Creek at Bronson Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **3**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Hamilton Engineering & Surveying, LLC

(D) Amount Payable: **\$7,910.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Preparation of Lennar reimbursement #1.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
4. each disbursement represents a Cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT

By: 

Responsible Officer

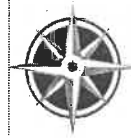
Date: 3/11/22

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2021 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



Consulting Engineer

Invoice

HAMILTON

ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

Shingle Creek at Bronson CDD
1408 Hamlin Avenue
Unit E
St. Cloud, FL 34771

March 7, 2022
Project No: 03752.0002
Invoice No: 66329
Project Manager: David Reid

Project 03752.0002 Shingle Creek at Bronson CDD-Construction
Email invoices to: Teresa Viscara
tviscarra@gmscfl.com

Professional Services for the Period: January 30, 2022 to February 26, 2022

Phase 030B Reporting

Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	6/3/2021	1.00	190.00	190.00
reimbursement #1				
Reid, David	6/4/2021	1.00	190.00	190.00
review/organize files for reimbursement spreadsheet				
Reid, David	6/14/2021	1.00	190.00	190.00
CR Riembursement #1				
Reid, David	6/15/2021	1.00	190.00	190.00
CR Riembursement #1				
Reid, David	1/5/2022	1.00	190.00	190.00
CR#1				
Reid, David	1/7/2022	4.00	190.00	760.00
CR#1				
Reid, David	1/10/2022	1.00	190.00	190.00
CR#1 - download pay apps				
Reid, David	2/17/2022	4.00	190.00	760.00
CR #2 Cove at Storey Lake				
Reid, David	2/18/2022	6.00	190.00	1,140.00
CR #2 Cove at Storey Lake				
Reid, David	2/21/2022	4.00	190.00	760.00
CR#2				
Reid, David	2/22/2022	3.00	190.00	570.00
review CR#2				
Reid, David	2/23/2022	5.00	190.00	950.00
final review CR#2, email out; review plats for bill of sales				
Reid, David	2/24/2022	3.00	190.00	570.00
Conveyance parcels, plat review				
Reid, David	2/25/2022	2.00	190.00	380.00
review plats and plans to confirm conveyances				
Clerical/Admin				
Mangual, Lyam	6/14/2021	2.00	40.00	80.00

PLEASE INCLUDE INVOICE # ON CHECK. Thank you.
invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Billing Questions: Accounts Receivable 813.250.3535 All

Project	03752.0002	SC at Bronson CDD Construction			Invoice	66329
	SC at Bronson Lennar Reimbursement #1					
	Mangual, Lyam	6/15/2021	4.00	40.00	160.00	
	SC at Bronson Lennar Reimbursement #1					
	Mangual, Lyam	6/17/2021	3.00	40.00	120.00	
	SC at Bronson Lennar Reimbursement #1					
	Mangual, Lyam	6/18/2021	6.00	40.00	240.00	
	SC at Bronson Lennar Reimbursement #1					
	Mangual, Lyam	6/22/2021	5.00	40.00	200.00	
	Lennar Reimbursement #1					
	Mangual, Lyam	6/23/2021	2.00	40.00	80.00	
	Lennar Reimbursement #1					
	Totals		59.00		7,910.00	
	Total Labor					7,910.00
	Total for this Section:					\$7,910.00
	TOTAL DUE THIS INVOICE:					\$7,910.00

Billed-to-Date

	Current	Prior	Total
Labor	7,910.00	15,977.50	23,887.50
Totals	7,910.00	15,977.50	23,887.50

SECTION VII

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

Summary of Checks

March 28, 2022 to April 25, 2022

Bank	Date	Check #	Amount
General Fund	4/8/22	128-129	\$ 4,081.90
	4/13/22	130-132	\$ 91,664.08
	4/20/22	133	\$ 2,789.89
			<hr/> \$ 98,535.87
Payroll Fund	<u>April 2022</u>		
	Adam Morgan	50026	\$ 184.70
	Ashley Baksh	50027	\$ 184.70
	Brent Kewley	50028	\$ 184.70
	Patrick Bonin Jr.	50029	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 99,274.67

SC BRONSON - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO...	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/08/22	00005	4/05/22	66593	202203	310-51300-31100			BOS MEETING/PLATS TO ALAN	*	285.00	
4/08/22	00001	4/01/22	51	202204	310-51300-34000			HAMILTON ENGINEERING & SURVEYING	*	2,708.33	285.00 000128
		4/01/22	51	202204	310-51300-35200			MANAGEMENT FEES APR22	*	50.00	
		4/01/22	51	202204	310-51300-35100			WEBSITE ADMIN APR22	*	87.50	
		4/01/22	51	202204	310-51300-31300			INFORMATION TECH APR22	*	291.67	
		4/01/22	51	202204	310-51300-51000			DISSEMIANTION FEE APR22	*	.30	
		4/01/22	51	202204	310-51300-42000			OFFICE SUPPLIES	*	5.30	
		4/01/22	51	202204	310-51300-42500			POSTAGE	*	28.80	
		4/01/22	52	202204	320-53800-12000			COPIES	*	625.00	
		4/01/22	52	202204	320-53800-47000			FIELD MANAGEMENT APR22	*		3,796.90 000129
4/13/22	00010	4/01/22	69829	202204	320-53800-46200			GOVERNMENTAL MANAGEMENT SERVICES	*	135.00	
								AQUATIC WEED CONTROL, INC.	*		135.00 000130
4/13/22	00008	4/04/22	122415	202204	320-53800-46200			MTHLY MNT-NAT. RIDGE-APR22	*	713.39	
		4/04/22	122415	202204	320-53800-46200			MTHLY MNT-TRACT A-APR22	*	145.19	
		4/04/22	122415	202204	320-53800-46200			MTHLY MNT-TRACT L3-APR22	*	116.59	
		4/04/22	122415	202204	320-53800-46200			MTHLY MNT-TRACT P-1-APR22	*	687.63	
		4/04/22	122415	202204	320-53800-46200			MTHLY MNT-TRACT P-2-APR22	*	887.63	
		4/04/22	122415	202204	320-53800-49000			FUEL SURCHARGE	*	51.01	
								DOWN TO EARTH LAWN CARE II, INC.	*		2,601.44 000131
4/13/22	00013	4/08/22	04082022	202204	300-20700-10000			FY22 DEBT SRVC SER2021	*	88,927.64	
								SHINGLE CREEK AT BRONSON C/O USBANK	*		88,927.64 000132
4/20/22	00002	4/13/22	28974	202203	310-51300-31500			REV.REQ2 SER21 CRSPND/MTG	*	2,789.89	
								LATHAM, LUNA, EDEN & BEAUDINE, LLP	*		2,789.89 000133

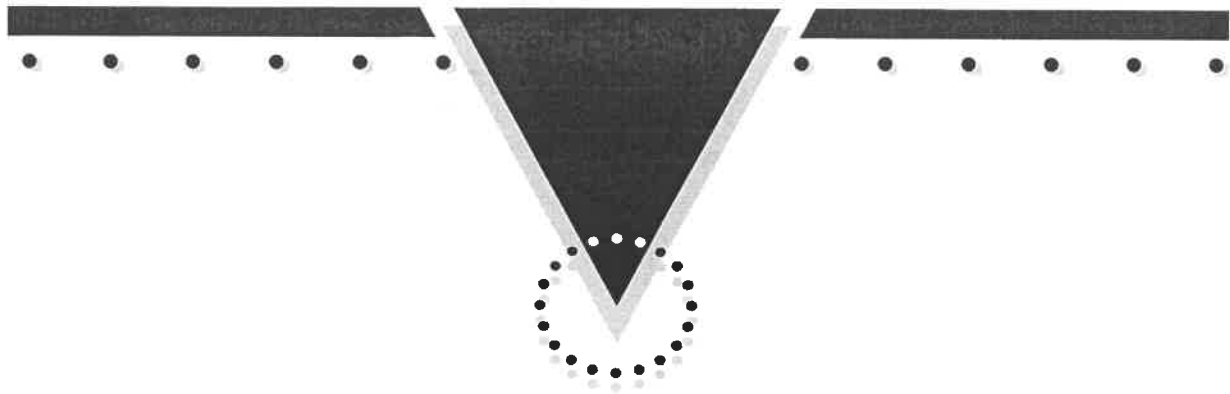
TOTAL FOR BANK A 98,535.87
 SCBC SHINGLE CREEK TWISCARRA

*** CHECK DATES 03/28/2022 - 04/25/2022 *** SC BRONSON - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
							98,535.87	
					TOTAL FOR REGISTER			

SCBC SHINGLE CREEK TVISCARRA

SECTION 2



**Shingle Creek at Bronson
Community Development District**

Unaudited Financial Reporting

March 31, 2022



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2	<u>GENERAL FUND INCOME STATEMENT</u>
3	<u>DEBT SERVICE FUND SERIES 2021</u>
4	<u>CAPITAL PROJECT FUND SERIES 2021</u>
5	<u>MONTH TO MONTH</u>
6	<u>LONG TERM DEBT SUMMARY</u>
7	<u>FY22 ASSESSMENT RECEIPT SCHEDULE</u>
8	<u>CONSTRUCTION SCHEDULE SERIES 2021</u>

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

March 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
ASSETS:				
CASH	\$306,864	---	---	\$306,864
INVESTMENTS				
SERIES 2021				
RESERVE	---	\$390,150	---	\$390,150
REVENUE	---	\$687,745	---	\$687,745
CONSTRUCTION	---	---	\$4,092,452	\$4,092,452
COST OF ISSUANCE	---	---	\$0	\$0
TOTAL ASSETS	\$306,864	\$1,077,895	\$4,092,452	\$5,477,212
LIABILITIES:				
ACCOUNTS PAYABLE	\$3,075	---	\$7,910	\$10,985
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$1,077,895	---	\$1,077,895
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$4,084,542	\$4,084,542
UNASSIGNED	\$303,790	---	---	\$303,790
TOTAL LIABILITIES & FUND EQUITY	\$306,864	\$1,077,895	\$4,092,452	\$5,477,212

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
SPECIAL ASSESSMENTS - TAX ROLL	\$188,089	\$154,016	\$154,016	\$0
SPECIAL ASSESSMENTS - DIRECT BILLED	\$99,091	\$99,091	\$99,091	\$0
TOTAL REVENUES	\$287,180	\$253,108	\$253,108	\$0

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES	\$4,800	\$2,400	\$2,000	\$400
FICA EXPENSE	\$367	\$184	\$153	\$31
ENGINEERING	\$12,000	\$6,000	\$855	\$5,145
ATTORNEY	\$25,000	\$12,500	\$3,980	\$8,520
DISSEMINATION	\$3,500	\$1,750	\$1,750	(\$0)
ARBITRAGE	\$450	\$0	\$0	\$0
ANNUAL AUDIT	\$4,400	\$4,400	\$4,400	\$0
TRUSTEE FEES	\$5,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$16,250	\$16,250	\$0
INFORMATION TECHNOLOGY	\$1,050	\$525	\$525	\$0
WEBSITE MAINTENANCE	\$600	\$300	\$300	\$0
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$41	\$459
INSURANCE	\$5,500	\$5,500	\$5,175	\$325
PRINTING & BINDING	\$1,000	\$500	\$52	\$448
LEGAL ADVERTISING	\$2,500	\$1,250	\$0	\$1,250
OTHER CURRENT CHARGES	\$1,000	\$500	\$222	\$278
OFFICE SUPPLIES	\$625	\$313	\$1	\$311
PROPERTY APPRAISER	\$0	\$0	\$401	(\$401)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

FIELD SERVICES	\$7,500	\$3,750	\$3,750	\$0
PROPERTY INSURANCE	\$1,500	\$750	\$0	\$750
ELECTRIC	\$2,500	\$1,250	\$0	\$1,250
STREETLIGHTS	\$11,000	\$5,500	\$0	\$5,500
WATER & SEWER	\$10,000	\$5,000	\$709	\$4,291
LANDSCAPE MAINTENANCE	\$114,514	\$57,257	\$15,303	\$41,954
LANDSCAPE CONTINGENCY	\$7,500	\$3,750	\$0	\$3,750
IRRIGATION REPAIRS	\$5,000	\$2,500	\$0	\$2,500
LAKE MAINTENANCE	\$12,500	\$6,250	\$810	\$5,440
LAKE CONTINGENCY	\$1,000	\$500	\$0	\$500
CONTINGENCY	\$2,399	\$1,200	\$0	\$1,200
REPAIRS & MAINTENANCE	\$5,000	\$2,500	\$0	\$2,500

TOTAL EXPENDITURES	\$287,180	\$148,403	\$61,851	\$86,551
EXCESS REVENUES (EXPENDITURES)	\$0		\$191,257	
FUND BALANCE - Beginning	\$0		\$112,533	
FUND BALANCE - Ending	\$0		\$303,790	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
REVENUES:				
SPECIAL ASSESSMENTS - TAX ROLL	\$511,056	\$418,483	\$418,483	\$0
SPECIAL ASSESSMENTS - DIRECT BILLED	\$269,244	\$269,244	\$269,244	\$0
INTEREST	\$0	\$0	\$25	\$25
TOTAL REVENUES	\$780,300	\$687,727	\$687,751	\$25
EXPENDITURES:				
INTEREST - 12/15	\$323,692	\$323,692	\$323,692	\$0
PRINCIPAL - 06/15	\$280,000	\$0	\$0	\$0
INTEREST - 06/15	\$250,063	\$0	\$0	\$0
TOTAL EXPENDITURES	\$853,755	\$323,692	\$323,692	\$0
OTHER SOURCES/(USES)				
TRANSFER OUT	\$0	\$0	(\$13)	\$13
TOTAL SOURCES/(USES)	\$0	\$0	(\$13)	\$13
EXCESS REVENUES (EXPENDITURES)	(\$73,455)		\$364,046	
FUND BALANCE - Beginning	\$323,697		\$713,849	
FUND BALANCE - Ending	\$250,242		\$1,077,895	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$432	\$432
TOTAL REVENUES	\$0	\$0	\$432	\$432
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$8,887,833	(\$8,887,833)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$8,887,833	(\$8,887,833)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$13	(\$13)
TOTAL SOURCES/(USES)	\$0	\$0	\$13	(\$13)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$8,887,389)	
FUND BALANCE - Beginning	\$0		\$12,971,930	
FUND BALANCE - Ending	\$0		\$4,084,542	

SHINGLE CREEK AT BRONSON

Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
SPECIAL ASSESSMENTS - TAX ROLL	\$0	\$6,063	\$103,661	\$965	\$33,158	\$10,770	\$0	\$0	\$0	\$0	\$0	\$0	\$154,016
SPECIAL ASSESSMENTS - DIRECT BILLED	\$0	\$49,546	\$0	\$0	\$49,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,091
TOTAL REVENUES	\$0	\$55,609	\$103,661	\$965	\$82,703	\$10,770	\$0	\$0	\$0	\$0	\$0	\$0	\$253,108
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$500	\$0	\$0	\$0	\$600	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA EXPENSE	\$46	\$0	\$0	\$0	\$46	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$153
ENGINEERING	\$190	\$0	\$0	\$0	\$380	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$855
ATTORNEY	\$540	\$86	\$0	\$75	\$490	\$2,790	\$0	\$0	\$0	\$0	\$0	\$0	\$3,980
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$1,000	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,400
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	\$2,708	\$0	\$0	\$0	\$0	\$0	\$0	\$16,250
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$595
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$300
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$4	\$2	\$18	\$10	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$41
INSURANCE	\$5,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175
PRINTING & BINDING	\$23	\$23	\$0	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$32
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$38	\$35	\$41	\$38	\$38	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$222
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$401	\$0	\$0	\$0	\$0	\$0	\$0	\$401
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$625	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
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	\$90	\$110	\$101	\$99	\$148	\$161	\$0	\$0	\$0	\$0	\$0	\$0	\$709
LANDSCAPE MAINTENANCE	\$2,550	\$2,550	\$2,550	\$2,550	\$2,550	\$2,550	\$0	\$0	\$0	\$0	\$0	\$0	\$15,303
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	\$135	\$135	\$135	\$135	\$135	\$135	\$0	\$0	\$0	\$0	\$0	\$0	\$810
LAKE CONTINGENCY	\$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	\$18,327	\$6,706	\$6,591	\$7,679	\$11,580	\$10,987	\$0	\$0	\$0	\$0	\$0	\$0	\$61,851
EXCESS REVENUES (EXPENDITURES)	(\$18,327)	\$48,903	\$97,070	(\$7,314)	\$71,123	(\$217)	\$0	\$0	\$0	\$0	\$0	\$0	\$191,257

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

LONG TERM DEBT REPORT

SERIES 2021, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA ONE	
INTEREST RATE:	2.500%, 3.100%, 3.500%, 4.000%
MATURITY DATE:	6/15/2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$390,150
RESERVE FUND BALANCE	\$390,150
BONDS OUTSTANDING - 4/22/21	\$13,990,000
CURRENT BONDS OUTSTANDING	\$13,990,000

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

Gross Assessments	\$	743,768	\$	200,092	\$	543,676
Net Assessments	\$	699,142	\$	188,086	\$	511,055

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 26.90%	Debt Service Series 2021 73.10%	Total 100%
11/22/21	ACH	\$ 23,955.72	\$ 958.24	\$ 459.95	\$ -	\$ 22,537.53	\$ 6,063.15	\$ 16,474.38	\$ 22,537.53
12/8/21	ACH	\$ 105,804.27	\$ 4,232.24	\$ 2,031.44	\$ -	\$ 99,540.59	\$ 26,778.87	\$ 72,761.72	\$ 99,540.59
12/22/21	ACH	\$ 303,724.47	\$ 12,111.98	\$ 5,832.25	\$ -	\$ 285,780.24	\$ 76,881.93	\$ 208,898.31	\$ 285,780.24
1/10/22	ACH	\$ 1,425.93	\$ 42.78	\$ 27.66	\$ -	\$ 1,355.49	\$ 364.66	\$ 990.83	\$ 1,355.49
2/10/22	ACH	\$ 128,334.18	\$ 2,566.70	\$ 2,515.35	\$ -	\$ 123,252.13	\$ 33,157.86	\$ 90,094.27	\$ 123,252.13
3/10/22	ACH	\$ 41,352.15	\$ 501.94	\$ 817.01	\$ -	\$ 40,033.20	\$ 10,769.92	\$ 29,263.28	\$ 40,033.20
4/9/22	ACH	\$ 124,341.42	\$ 202.49	\$ 2,482.78	\$ -	\$ 121,656.15	\$ 32,728.51	\$ 88,927.64	\$ 121,656.15
Totals		\$ 728,938.14	\$ 20,616.37	\$ 14,166.44	\$ -	\$ 694,155.33	\$ 186,744.91	\$ 507,410.42	\$ 694,155.33

DIRECT BILLED ASSESSMENTS

LEN OT HOLDINGS, LLC

\$368,335.32

\$99,091.23

\$269,244.09

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	Operation & Maintenance	Debt Service Series 2021
11/30/21	11/1/21	1718940	\$ 184,167.66	\$ 184,167.66	\$ 49,545.62	\$ 134,622.04
2/12/22	2/1/22	1752340	\$ 92,083.83	\$ 92,083.83	\$ 24,772.81	\$ 67,311.02
2/12/22	5/1/22	1752340	\$ 92,083.83	\$ 92,083.83	\$ 24,772.81	\$ 67,311.02
			\$ 368,335.32	\$ 368,335.32	\$ 99,091.24	\$ 269,244.08

**Shingle Creek at Bronson
Community Development District
Special Assessment Bonds, Series 2021**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
TOTAL				\$ -
Fiscal Year 2021				
5/3/21		INTEREST		\$ 19.15
5/4/21		TRANSFER FROM RESERVE		\$ 0.58
6/1/21		INTEREST		\$ 65.95
6/2/21		TRANSFER FROM RESERVE		\$ 1.98
7/1/21		INTEREST		\$ 63.82
7/2/21		TRANSFER FROM RESERVE		\$ 1.92
8/2/21		INTEREST		\$ 65.95
8/3/21		TRANSFER FROM RESERVE		\$ 1.98
9/1/21		INTEREST		\$ 66.79
9/2/21		TRANSFER FROM RESERVE		\$ 2.01
TOTAL				\$ 290.13
Acquisition/Construction Fund at 4/22/21				\$ 12,972,020.24
Interest Earned thru 9/30/21				\$ 290.13
Requisitions Paid thru 9/30/21				\$ -
Remaining Acquisition/Construction Fund				\$ 12,972,310.37
Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
10/5/21	1	HAMILTON ENGINEERING & SURVEYING, LLN	VOICE #64147 - REVIEW REIMB. DOCUMENTS - MAY 202	\$ 380.00
3/31/22	2	LENNAR HOMES LLC	REIMB. SITE WORK PH 1, 3 & PORTION OF PH 2	\$ 8,879,923.05
TOTAL				\$ 8,880,303.05
Fiscal Year 2022				
10/1/21		INTEREST		\$ 63.82
10/4/21		TRANSFER FROM RESERVE		\$ 1.92
11/1/21		INTEREST		\$ 65.95
11/2/21		TRANSFER FROM RESERVE		\$ 1.98
12/1/21		INTEREST		\$ 63.82
12/2/21		TRANSFER FROM RESERVE		\$ 1.92
12/29/21		SHORT TERM CAPITAL GAIN DIVIDEND		\$ 45.66
12/30/21		TRANSFER FROM RESERVE		\$ 1.37
1/3/22		INTEREST		\$ 65.95
1/4/22		TRANSFER FROM RESERVE		\$ 1.98
2/1/22		INTEREST		\$ 65.95
2/2/22		TRANSFER FROM RESERVE		\$ 1.98
3/1/22		INTEREST		\$ 60.40
3/2/22		TRANSFER FROM RESERVE		\$ 1.82
TOTAL				\$ 444.52
Acquisition/Construction Fund at 9/30/21				\$ 12,972,310.37
Interest Earned thru 3/31/22				\$ 444.52
Requisitions Paid thru 3/31/22				\$ (8,880,303.05)
Remaining Acquisition/Construction Fund				\$ 4,092,451.84