

*Shingle Creek at Bronson
Community Development District*

Agenda

August 1, 2022

AGENDA

Shingle Creek at Bronson

Community Development District

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

July 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, August 1, 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 June 6, 2022 Meeting
4. Consideration of Revised Addendum from Down to Earth for Landscape Maintenance at Phase 3 Ponds 5, 6 & 7.
5. Ratification of Series 2021 Requisitions #4 - #5
6. Public Hearing
 - A. Consideration of Resolution 2022-08 Adopting the Fiscal Year 2023 Budget and Relating the Annual Appropriations
 - B. Consideration of Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll
7. Discussion of Pending Plat Conveyances
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2023 Meeting Schedule
 - iv. 2021 Form 1 Filing Reminder – Deadline September 1, 2022
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

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, June 6, 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
Brent Kewley	Assistant Secretary
Ashley Baksh	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Jay Lazarovich	LLEB
Alan Scheerer	Field Manager
Jerry LeBrun	GMS CFL LLC

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We only have Board members and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 2, 2022 Meeting

Mr. Flint: We have approval of the minutes from the May 2nd meeting. Those were included in your agenda. Does the Board have any comments or corrects to those?

Mr. Morgan: They all look good to me, make a motion to accept.

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Minutes of the May 2, 2022 Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing Report**

Mr. Flint: This report discloses and describes what the CDD is, the types of improvements, the current debt service levels, etc. It's a standard disclosure that we typically record in the public records. In the event anyone purchases property within the District this information shows up in the title work. We've prepared this disclosure to be recorded and we are asking the Board to approve the disclosure and authorize us to record it.

Mr. Morgan: Make a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Disclosure of Public Financing Report, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal from Aquatic
Weed Control, Inc. to Provide Aquatic
Maintenance in Ponds 5, 6, & 7**

Mr. Flint: The next two items have to do with the District taking over ponds 5, 6, & 7. Item 5 is a proposal from Aquatic Weed Control to provide aquatic maintenance in those ponds.

Mr. Scheerer: Yes. That is correct. The map is actually behind the next tab with Down to Earth. It will show you the three ponds. All three ponds are in the current budget for this year as well as for next year. We did do an onsite inspection with Lennar, Down to Earth, myself, the Aquatic people and Mark Kirkland with Frank Polly. These are all budgeted as I said, and we are just seeking approval to start June 1.

Mr. Flint: Any questions on the proposal from Aquatic Weed Control?

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Proposal from Aquatic Weed Control, Inc. to Provide Aquatic Maintenance in Ponds 5, 6, & 7, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Addendum from Down to
Earth for Landscape Maintenance at Ponds
5, 6, & 7**

Mr. Scheerer: The next item is the proposal from Down to Earth for the same three ponds. Again, these are in the current year's budget and future budgets. The monthly amount is \$1,953 and it is for the same three ponds.

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Addendum from Down to Earth for Landscape Maintenance at Ponds 5, 6, & 7, was approved.

Mr. Bonin: Quick question, the frequency of the mows, what is the current frequency of the mows?

Mr. Scheerer: Right now, I believe for bahia unirrigated is 38 times a year.

Mr. Bonin: Okay.

Mr. Scheerer: It's not an area where we're doing 42 cuts, as in the scope.

Mr. Morgan: It's like twice a month during the summer and once a month in the winter.

Mr. Scheerer: A little more frequently as needed during the summer. Sometimes we don't mow but once a month in the winter. I know Adam said he still has some grading work to do back in there, so we will work with the vender to make sure we're getting as much of it mowed as possible.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07 Approving the Conveyance of Real Property and Improvements

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

Ms. Trucco: Yes, absolutely. We were notified by the developer that the lift station in the Storey Lake 5 plat is ready to be conveyed. Because bond funds are going to be used to pay the developer for the construction at that lift station, it needs to go through the District before we transfer to Toho Water Authority. The resolution is approving this conveyance documents in substantially final form. This lift station is going from the developer to the District and then from the District to Toho Water Authority. These documents are the form that was most recently approved by Toho, but their requirements sometimes change abruptly. We think this is pretty close to what the final versions will look like. We just did this in another District and these are the final forms with their add ins. The resolution attaches the conveyance documents. You've got the warranty deeds. One from the developer to the District and then one from the District to Toho. This transfers a real property tract. Following that is a bill of sale and this is transferring their infrastructure improvements on the lift station tracts from the developer to the District and from the District to Toho. There is an owner's affidavit and an agreement regarding taxes. Those are contracts basically stating that there are no outstanding taxes or incumbrances on the lift station tract or related to the improvements on that tract that would hinder the ability of the District to

own and maintain them and to transfer them subsequently to Toho. Following that is a certificate from the District engineer. This document is required under the initial bond documents including the Acquisition Agreement. We're required to have our District Engineer sign off that this conveyance is contemplated in his original Engineer's Report and the plans for the development and in addition that it meets all the District's requirements were accepted. So it has all the approvals needed for us to hold them and then transfer it. The Limited Liability Company Affidavit or the Affidavit of Nonforeign Status, those are required by Toho basically just Len OT and Shingle Creek certifying that were not in bankruptcy or any proceeds that would question our entity status as a CDD and Board policy. We just want to get this resolution in front of the Board as quickly as possible because there is going to be some background work that we are doing in order for Toho to accept it. Again, this is just a resolution approving the conveyance of the lift station tract from Len OT to the District and then the District's transfer to Toho. If you have any questions, I can try to answer them now. Otherwise, we just need a motion to approve.

Mr. Morgan: Make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2022-07 Approving the Conveyance of Real Property and Improvements, was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Then we have our general discussion of pending plats and conveyances. Is there anything else we need to discuss?

Mr. Morgan: We have the plat stuff solved. We're done.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No, that's it from me.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from April 25th through May 31st for the general fund and the Board compensation totaling \$12,770.04. Were 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 from April 25th through May 31st totaling \$12,770.04, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the unaudited financials through April 30, 2022. There is no action required by the Board. If you have any questions, we can discuss those. Hearing no questions,

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: This is for the Series 2021 bonds. This is a calculation that were required to do per the IRS every five years and it's an indenture requirement. We do it annually. The cost is about the same and you can see that we've got a negative rebatable arbitrage of \$500,410.77. There are no arbitrage issues. Any questions on the report? If not, is there a motion to accept the report?

On MOTION by Mr. Morgan seconded by Ms. Baksh, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELFTH 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



Landscape Maintenance Agreement Addendum

Attn: Shingle Creek at Bronson CDD
C/O GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32801
Attn: Alan Sheerer

Submitted By: Down To Earth

Shingle Creek at Bronson CDD - PH 3 Ponds 5, 6 and 7

Landscape Maintenance Addendum

Phase 3 - Ponds 5, 6 and 7

Base Maintenance	\$ 44,607.00	Annually
Irrigation Inspections	Included	Annually
Fertilization and Pest Control	Included	Annually

Grand Total Annually	\$ 44,607.00
Grand Total Monthly	\$ 3,717.25

Please specify the Grounds Maintenance Addendum start date: June 1, 2022

Shingle Creek at Bronson CDD

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____

Date _____

Signature _____

Date _____



Included Areas

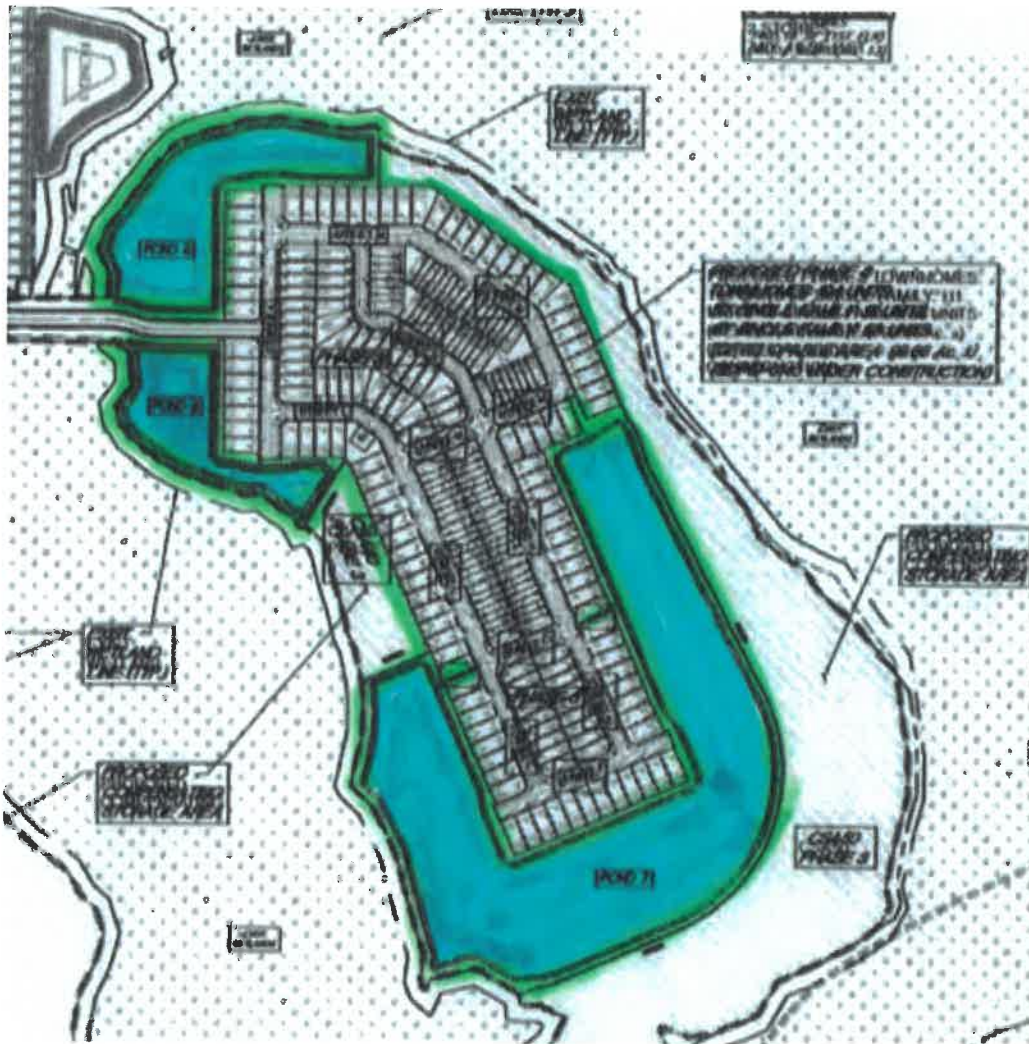
Pond 5

Pond 6

Pond 7

CSA40 Phase III Area

Rear Strip Behind Proposed Townhomes



Shingle Creek Bronson CDD PH3

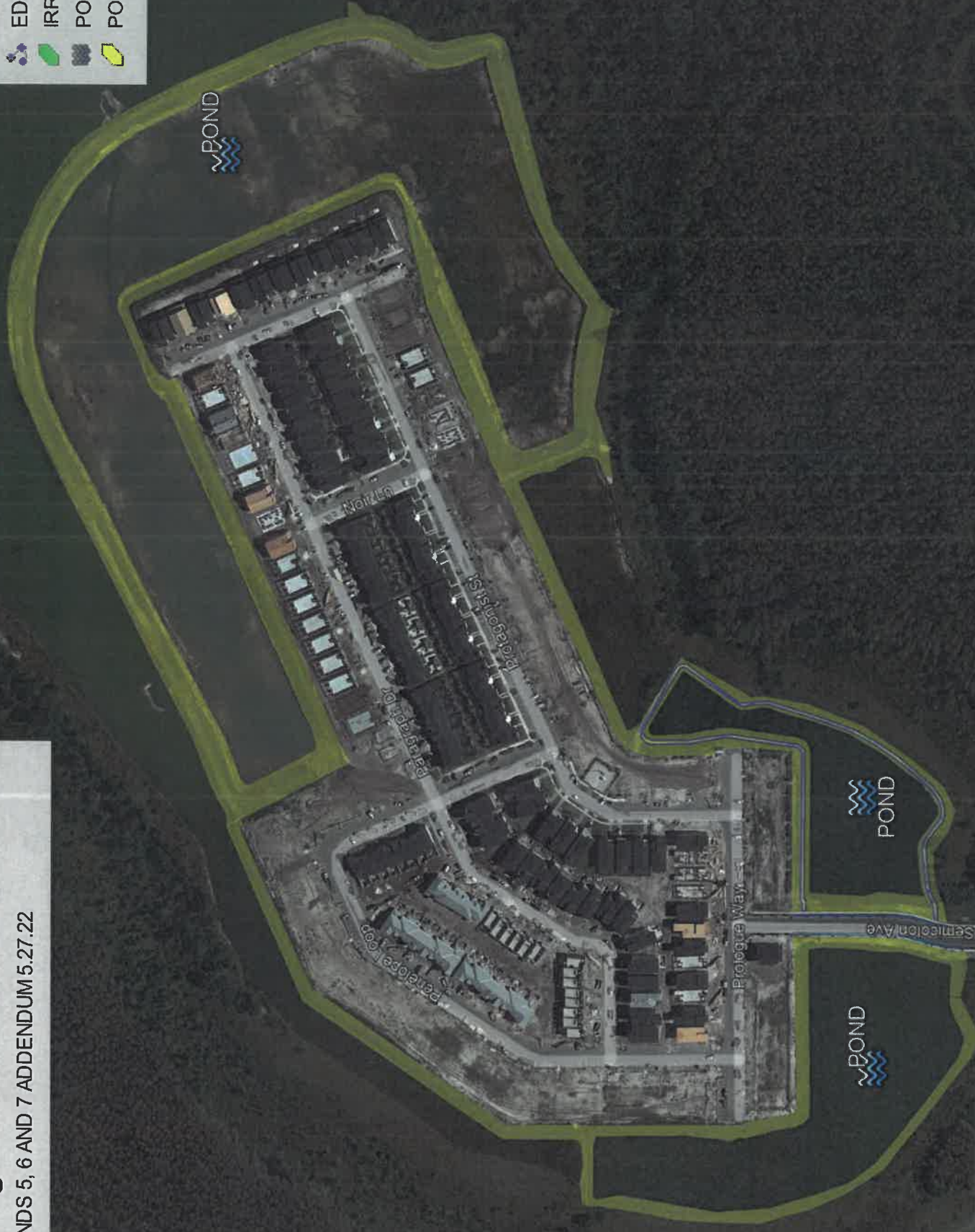
PONDS 5, 6 AND 7 ADDENDUM 5.27.22

- Legend**
- EDGING
 - IRRIGATED
 - POND
 - POND BANK



1000 ft

Google Earth



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: **4**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Hamilton Engineering & Surveying, LLC

(D) Amount Payable: **\$2,100.00**

(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):

Invoice #66846 – Compile Plans & Permit Clearances

Invoice #67091 - Preparation of Lennar reimbursement #2.

(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: Adam Morgan
Responsible Officer
Date: 7/11/2022

**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

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

May 6, 2022
Project No: 03752.0002
Invoice No: 66846
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: March 27, 2022 to April 30, 2022

Phase 030B Reporting

Professional Personnel

	Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP			
Reid, David 3/29/2022	2.00	190.00	380.00
Research & compile plans and permit clearances for Eng Cert			
Reid, David 3/30/2022	1.00	190.00	190.00
Engineer's Cert, email out			
Totals	3.00		570.00
Total Labor			570.00

Total for this Section: \$570.00

TOTAL DUE THIS INVOICE: \$570.00

Billed-to-Date

	Current	Prior	Total
Labor	570.00	23,887.50	24,457.50
Totals	570.00	23,887.50	24,457.50

Project	03752.0002	SC at Bronson CDD Construction	Invoice	66846
Billing Backup			Tuesday, June 7, 2022	
Hamilton Engineering & Surveying, LLC		Invoice 66846 Dated 5/6/2022	2:47:18 PM	

Project	03752.0002	Shingle Creek at Bronson CDD-Construction
Phase	030B	Reporting

Professional Personnel			Hours	Rate	Amount	
Eng Sr Project Manager, PE, Sr VP						
10 - Reid, David	3/29/2022		2.00	190.00	380.00	
Research & compile plans and permit clearances for Eng Cert						
10 - Reid, David	3/30/2022		1.00	190.00	190.00	
Engineer's Cert, email out						
Totals			3.00		570.00	
Total Labor						570.00
Total for this Section:						\$570.00
						\$570.00
Total this Report						\$570.00

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

June 6, 2022
Project No: 03752.0002
Invoice No: 67091
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: May 1, 2022 to May 28, 2022

Phase 030B Reporting

Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	5/24/2022	2.00	190.00	380.00
Lennar Reimbursement #2				
Reid, David	5/25/2022	1.00	190.00	190.00
Lennar Reimbursement #2				
Constr Admin Director				
Udstad, Amanda	5/25/2022	5.00	120.00	600.00
Shingle Creek at Bronson Payapp Reimburse ments				
Udstad, Amanda	5/26/2022	3.00	120.00	360.00
Payapp reimbursements				
Totals		11.00		1,530.00
Total Labor				1,530.00

Total for this Section: \$1,530.00

TOTAL DUE THIS INVOICE: \$1,530.00

Billed-to-Date

	Current	Prior	Total
Labor	1,530.00	24,457.50	25,987.50
Totals	1,530.00	24,457.50	25,987.50

Outstanding Invoices

Number	Date	Balance
66846	5/6/2022	570.00
Total		570.00

Project	03752.0002	SC at Bronson CDD Construction	Invoice	67091
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Billing Backup

Hamilton Engineering & Surveying, LLC

Invoice 67091 Dated 6/6/2022

Monday, June 6, 2022

8:03:17 AM

Project	03752.0002	Shingle Creek at Bronson CDD-Construction
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Phase	030B	Reporting
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Professional Personnel

	Hours	Rate	Amount	
Eng Sr Project Manager, PE, Sr VP				
10 - Reid, David				
Lennar Reimbursement #2	5/24/2022	2.00	190.00	380.00
10 - Reid, David				
Lennar Reimbursement #2	5/25/2022	1.00	190.00	190.00
Constr Admin Director				
24 - Udstad, Amanda				
Shingle Creek at Bronson Payapp Reimbursements	5/25/2022	5.00	120.00	600.00
24 - Udstad, Amanda				
Payapp reimbursements	5/26/2022	3.00	120.00	360.00
Totals	11.00		1,530.00	
Total Labor				1,530.00
				Total for this Section:
				\$1,530.00
				\$1,530.00
				Total this Report
				\$1,530.00

**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: **5**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Hamilton Engineering & Surveying, LLC

(D) Amount Payable: **\$760.00**

(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):

Invoice #67384 - Preparation of Lennar reimbursement #2.

(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: Adam Morgan
Responsible Officer
Date: 7/11/2022

**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

July 5, 2022
Project No: 03752.0002
Invoice No: 67384
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: May 29, 2022 to June 25, 2022

Phase 030B Reporting

Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	5/31/2022	3.00	190.00	570.00
Lennar Reimbursement #2				
Reid, David	6/1/2022	1.00	190.00	190.00
Lennar Reimbursement #2				
Totals		4.00		760.00
Total Labor				760.00

Total for this Section: \$760.00

TOTAL DUE THIS INVOICE: \$760.00

Billed-to-Date

	Current	Prior	Total
Labor	760.00	25,987.50	26,747.50
Totals	760.00	25,987.50	26,747.50

Outstanding Invoices

Number	Date	Balance
66846	5/6/2022	570.00
67091	6/6/2022	1,530.00
Total		2,100.00

Project	03752.0002	SC at Bronson CDD Construction	Invoice	67384
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Billing Backup	Tuesday, July 5, 2022
Hamilton Engineering & Surveying, LLC	Invoice 67384 Dated 7/5/2022 9:27:53 AM

Project	03752.0002	Shingle Creek at Bronson CDD-Construction
Phase	030B	Reporting

Professional Personnel		Hours	Rate	Amount	
Eng Sr Project Manager,PE,Sr VP					
10 - Reid, David	5/31/2022	3.00	190.00	570.00	
Lennar Reimbursement #2					
10 - Reid, David	6/1/2022	1.00	190.00	190.00	
Lennar Reimbursement #2					
Totals		4.00		760.00	
Total Labor					760.00
Total for this Section:					\$760.00
					\$760.00
Total this Report					\$760.00

SECTION VI

SECTION A

RESOLUTION 2022-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Shingle Creek at Bronson Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 1, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Shingle Creek at Bronson Community Development District for the Fiscal Year Ending September 30, 2023," as adopted by the Board of Supervisors on August 1, 2022.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Shingle Creek at Bronson Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 1st day of August, 2022.

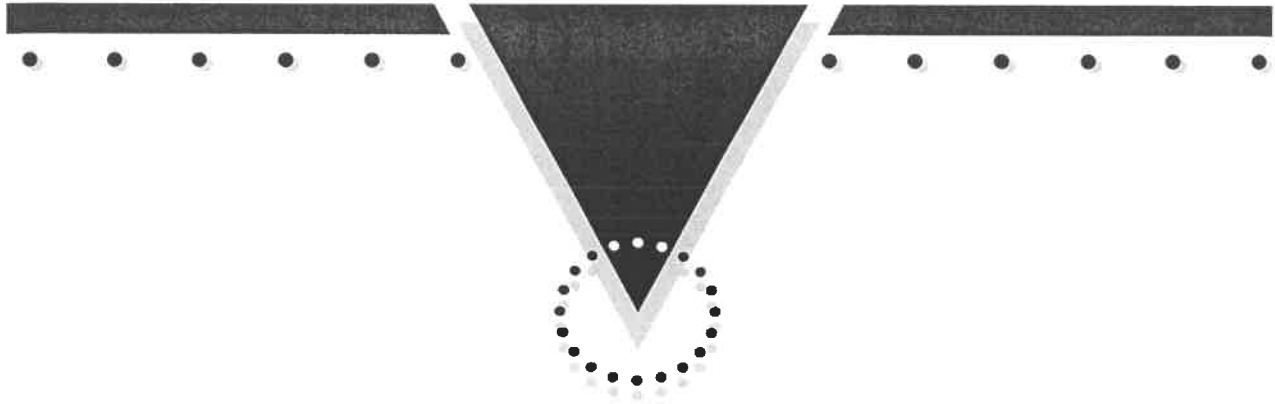
ATTEST:

**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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1	General Fund
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7	Capital Reserve Fund
8	Debt Service Fund Series 2021
9	Amortization Schedule Series 2021

Shingle Creek at Bronson

Community Development District

Fiscal Year 2023 General Fund

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

Special Assessments - Tax Roll	\$188,089	\$190,772	\$0	\$190,772	\$287,180
Special Assessments - Direct Billed	\$99,091	\$99,091	\$0	\$99,091	\$0
Carry Forward Surplus	\$0	\$112,533	\$0	\$112,533	\$178,364

Total Revenues	\$287,180	\$402,396	\$0	\$402,396	\$465,544
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Expenditures

Administrative

Supervisor Fees	\$4,800	\$4,400	\$2,000	\$6,400	\$9,600
FICA Expense	\$367	\$337	\$153	\$490	\$734
Engineering	\$12,000	\$3,190	\$11,810	\$15,000	\$12,000
Attorney	\$25,000	\$8,101	\$4,399	\$12,500	\$25,000
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Arbitrage	\$450	\$450	\$0	\$450	\$450
Annual Audit	\$4,400	\$4,400	\$0	\$4,400	\$4,500
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$5,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$24,375	\$8,125	\$32,500	\$34,125
Information Technology	\$1,050	\$788	\$263	\$1,050	\$1,050
Website Maintenance	\$600	\$450	\$150	\$600	\$600
Telephone	\$300	\$0	\$25	\$25	\$300
Postage	\$1,000	\$91	\$59	\$150	\$1,000
Printing & Binding	\$1,000	\$91	\$109	\$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	\$373	\$114	\$487	\$1,000
Office Supplies	\$625	\$2	\$23	\$25	\$625
Property Appraiser	\$0	\$401	\$0	\$401	\$425
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$106,767	\$64,464	\$30,605	\$95,068	\$114,434
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Operations & Maintenance

Field Services	\$7,500	\$5,625	\$1,875	\$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	\$1,153	\$600	\$1,753	\$10,000
Landscape Maintenance	\$114,514	\$25,144	\$13,916	\$39,060	\$114,514
Landscape Contingency	\$7,500	\$0	\$1,875	\$1,875	\$7,500
Irrigation Repairs	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Lake Maintenance	\$12,500	\$1,215	\$405	\$1,620	\$12,500
Lake Contingency	\$1,000	\$0	\$250	\$250	\$1,000
Contingency	\$2,399	\$0	\$600	\$600	\$2,399
Repairs & Maintenance	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$170,321

Total Operations & Maintenance	\$180,413	\$33,137	\$22,021	\$55,158	\$351,109
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Total Expenditures	\$287,180	\$97,601	\$52,625	\$150,226	\$465,543
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Excess Revenues/(Expenditures)	(\$0)	\$304,795	(\$52,625)	\$252,170	\$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		Increase Gross Per Unit	Fiscal Year 2023	
		Gross Per Unit	% Increase		Gross Per Unit	Fiscal Year 2023 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.

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.

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.

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

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.

Telephone

Telephone and fax machine.

Postage

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

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

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.

Electric

Represents estimated electric cost.

Streetlights

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

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

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 6/30/22	Projected Next 3 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Transfer In	\$0	\$0	\$0	\$0	\$170,321
Interest	\$0	\$0	\$0	\$0	\$100
Total Revenues	\$0	\$0	\$0	\$0	\$170,421

Expenses

Capital Outlay	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$0	\$170,421

Shingle Creek at Bronson

Community Development District

Fiscal Year 2023 Debt Service Fund Series 2021

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

Special Assessments - Tax Roll	\$511,056	\$518,353	\$0	\$518,353	\$511,056
Special Assessments - Direct Billed	\$269,244	\$269,244	\$0	\$269,244	\$269,244
Interest	\$0	\$193	\$32	\$225	\$0
Transfer In	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$323,697	\$323,699	\$0	\$323,699	\$257,681
Total Revenues	\$1,103,997	\$1,111,489	\$32	\$1,111,521	\$1,037,981

Expenses

Interest - 12/15	\$323,692	\$323,692	\$0	\$323,692	\$246,563
Principal - 12/15	\$280,000	\$280,000	\$0	\$280,000	\$290,000
Interest - 6/15	\$250,063	\$250,063	\$0	\$250,063	\$246,563
Transfer Out	\$0	\$70	\$16	\$86	\$0
Total Expenditures	\$853,755	\$853,824	\$16	\$853,840	\$783,125
Excess Revenues/(Expenditures)	\$250,242	\$257,665	\$16	\$257,681	\$254,856

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
12/15/22	\$ 13,710,000	\$ -	\$ 246,562.50	\$ 246,562.50
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		\$ 13,710,000	\$ 9,094,900.00	\$ 22,804,900.00

SECTION B

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired, or will construct or acquire various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2022-2023 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022-2023; and

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

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

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Shingle Creek at Bronson Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

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

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2022, 25% due no later than February 1, 2023 and

25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2032 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Shingle Creek at Bronson Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Shingle Creek at Bronson Community Development District.

PASSED AND ADOPTED this 1st day of August, 2022.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

SECTION VIII

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

Summary of Checks

May 31, 2022 to July 25, 2022

Bank	Date	Check #	Amount
General Fund	6/8/22	140-144	\$ 10,807.32
	6/13/22	145	\$ 3,785.94
	6/16/22	146-147	\$ 2,626.94
	6/20/22	148	\$ 3,787.63
	6/29/22	149	\$ 538.98
	7/11/22	150	\$ 3,780.77
	7/13/22	151-153	\$ 4,314.08
	7/20/22	154	\$ 4,638.53
			<hr/>
			\$ 34,280.19
Payroll Fund	<u>June 2022</u>		
	Adam Morgan	50034	\$ 184.70
	Ashley Baksh	50035	\$ 184.70
	Brent Kewley	50036	\$ 184.70
	Patrick Bonin Jr.	50037	\$ 184.70
			<hr/>
			\$ 738.80
			<hr/>
			\$ 35,018.99

*** CHECK DATES 05/31/2022 - 07/31/2022 *** SC BRONSON - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
6/08/22	00010	6/01/22	71853	202206	320-53800-47000				AQUATIC WEED CONTROL, INC.	*	135.00	135.00 000140
					WATERWAY MNT-2 POND JUN22							
6/08/22	00005	5/06/22	66845	202204	310-51300-31100					*	190.00	190.00
					CDD BRD OF SUPERVISOR MTG							
6/06/22		6/06/22	67090	202205	310-51300-31100					*	285.00	285.00
					CDD BRD MTG/STORMWATR ANL							
									HAMILTON ENGINEERING & SURVEYING			475.00 000141
6/08/22	00002	4/13/22	28974A	202203	310-51300-31500					*	2,789.89	2,789.89
					REQ.2 SER21 BOND/MTG/RESL							
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			2,789.89 000142
6/08/22	00013	6/08/22	06082022	202206	300-20700-10000					*	3,366.80	3,366.80
					FY22 DEBT SRVCS SER2021							
									SHINGLE CREEK AT BRONSON C/O USBANK			3,366.80 000143
6/08/22	00017	5/25/22	6536921	202205	310-51300-32300					*	4,040.63	4,040.63
					TRUSTEE FEES SER.2021							
									US BANK			4,040.63 000144
6/13/22	00001	6/01/22	55	202206	310-51300-34000					*	2,708.33	2,708.33
					MANAGEMENT FEES JUN22							
6/01/22	55	6/01/22	55	202206	310-51300-35200					*	50.00	50.00
					WEBSITE ADMIN JUN22							
6/01/22	55	6/01/22	55	202206	310-51300-35100					*	87.50	87.50
					INFORMATION TECH JUN22							
6/01/22	55	6/01/22	55	202206	310-51300-31300					*	291.67	291.67
					DISSEMINATION FEE JUN22							
6/01/22	55	6/01/22	55	202206	310-51300-51000					*	.24	.24
					OFFICE SUPPLIES							
6/01/22	55	6/01/22	55	202206	310-51300-42000					*	16.15	16.15
					POSTAGE							
6/01/22	55	6/01/22	55	202206	310-51300-42500					*	7.05	7.05
					COPIES							
6/01/22	56	6/01/22	56	202206	320-53800-12000					*	625.00	625.00
					FIELD MANAGEMENT JUN22							
									GOVERNMENTAL MANAGEMENT SERVICES			3,785.94 000145
6/16/22	00008	6/01/22	126679	202206	320-53800-46200					*	713.39	713.39
					MTHLY MNT-NAT.RIDGE-JUN22							
6/01/22	126679	6/01/22	126679	202206	320-53800-46200					*	145.19	145.19
					MTHLY MNT-TRACT A-JUN22							
6/01/22	126679	6/01/22	126679	202206	320-53800-46200					*	116.59	116.59
					MTHLY MNT-TRACT L3-JUN22							

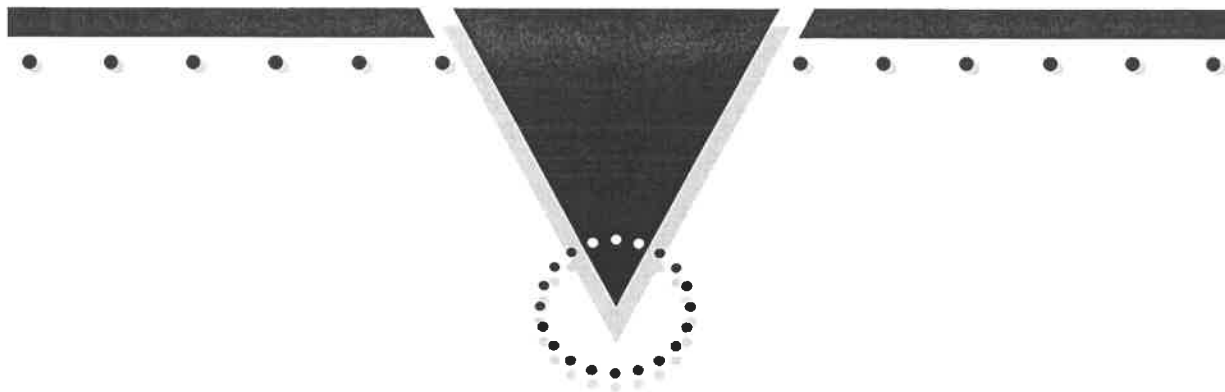
SCBC SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/01/22	126679	202206	320-53800-46200							*	687.63	
6/01/22	126679	202206	320-53800-46200							*	887.63	
6/01/22	126679	202206	320-53800-46200							*	76.51	
			FUEL SURCHARGE									
6/16/22	00002	6/14/22	104126	202205	310-51300-31500				DOWN TO EARTH LAWN CARE II, INC.	*	3,328.87	2,626.94 000146
6/14/22	104126	202205	310-51300-31500							V	3,328.87-	
			BD MTG/PUB.FIN.DOC/TOHO									
			BD MTG/PUB.FIN.DOC/TOHO						LATHAM, LUNA, EDEN & BEAUDINE, LLP			.00 000147
6/20/22	00013	6/17/22	06172022	202206	300-20700-10000					*	3,787.63	
			FY22 DEBT SRVCS SER2021									
									SHINGLE CREEK AT BRONSON C/O USBANK			3,787.63 000148
6/29/22	00002	6/14/22	104126A	202205	310-51300-31500					*	538.98	
			BD MTG/TASK LIST/FIN.DOC									
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			538.98 000149
7/11/22	00001	7/01/22	57	202207	310-51300-34000					*	2,708.33	
			MANAGEMENT FEES JUL22									
7/01/22	57	202207	310-51300-35200							*	50.00	
			WEBSITE ADMIN JUL22									
7/01/22	57	202207	310-51300-35100							*	87.50	
			INFORMATION TECH JUL22									
7/01/22	57	202207	310-51300-31300							*	291.67	
			DISSEMINATION FEE JUL22									
7/01/22	57	202207	310-51300-51000							*	.33	
			OFFICE SUPPLIES									
7/01/22	57	202207	310-51300-42000							*	12.99	
			POSTAGE									
7/01/22	57	202207	310-51300-42500							*	4.95	
			COPIES									
7/01/22	58	202207	320-53800-12000							*	625.00	
			FIELD MANAGEMENT JUL22									
									GOVERNMENTAL MANAGEMENT SERVICES			3,780.77 000150
7/13/22	00010	7/01/22	72871	202207	320-53800-47000					*	135.00	
			WATERWAY MNT-2 POND JUL22									
									AQUATIC WEED CONTROL, INC.			135.00 000151
7/13/22	00005	7/05/22	67385	202206	310-51300-31100					*	190.00	
			CDD/HOA OWNERSHIP/MAINT									

SCBC SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE.....	EXPENSED TO....	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
		DATE	INVOICE									
		7/05/22	67385	202206	310-51300-31100					*	335.00	
			REV.ANNUAL/MAINT REPORT									
		7/05/22	67385	202206	310-51300-31100					*	1,335.00	
			STORMWATER NEEDS/ANALYSIS									
								HAMILTON ENGINEERING & SURVEYING				1,860.00 000152
7/13/22	00002	7/12/22	104801	202206	310-51300-31500					*	2,319.08	
			MTG/MAINT	AGR/TOHO	CONVEY							
								LATHAM, LUNA, EDEN & BEAUDINE, LLP				2,319.08 000153
7/20/22	00008	7/01/22	130226	202207	320-53800-46200					*	1,953.00	
			MTHLY	MNT-PH3	PONDS-JUL22							
		7/01/22	130226	202207	320-53800-46200					*	145.19	
			MTHLY	MNT-TRACT	A-JUL22							
		7/01/22	130226	202207	320-53800-46200					*	116.59	
			MTHLY	MNT-TRACT	I3-JUL22							
		7/01/22	130226	202207	320-53800-46200					*	687.63	
			MTHLY	MNT-TRACT	P-1-JUL22							
		7/01/22	130226	202207	320-53800-46200					*	887.63	
			MTHLY	MNT-TRACT	P-2-JUL22							
		7/01/22	130226	202207	320-53800-46200					*	713.39	
			MTHLY	MNT-NAT.RIDGE	JUL22							
		7/01/22	130226	202207	320-53800-46200					*	135.10	
			FUEL SURCHARGE									
								DOWN TO EARTH LAWN CARE II, INC.				4,638.53 000154
								TOTAL FOR BANK A			34,280.19	
								TOTAL FOR REGISTER			34,280.19	

SECTION 2



Shingle Creek at Bronson Community Development District

Unaudited Financial Reporting

June 30, 2022



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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

June 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$310,986	---	---	\$310,986
<u>INVESTMENTS</u>				
SERIES 2021				
RESERVE	---	\$390,150	---	\$390,150
REVENUE	---	\$257,665	---	\$257,665
CONSTRUCTION	---	---	\$4,085,236	\$4,085,236
TOTAL ASSETS	\$310,986	\$647,815	\$4,085,236	\$5,044,036
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$6,191	---	\$2,860	\$9,051
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$647,815	---	\$647,815
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$4,082,376	\$4,082,376
UNASSIGNED	\$304,795	---	---	\$304,795
TOTAL LIABILITIES & FUND EQUITY	\$310,986	\$647,815	\$4,085,236	\$5,044,036

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
SPECIAL ASSESSMENTS - TAX ROLL	\$188,089	\$188,089	\$190,772	\$2,683
SPECIAL ASSESSMENTS - DIRECT BILLED	\$99,091	\$99,091	\$99,091	\$0
TOTAL REVENUES	\$287,180	\$287,180	\$289,863	\$2,683

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES	\$4,800	\$3,600	\$4,400	(\$800)
FICA EXPENSE	\$367	\$275	\$337	(\$61)
ENGINEERING	\$12,000	\$9,000	\$3,190	\$5,810
ATTORNEY	\$25,000	\$18,750	\$8,101	\$10,649
DISSEMINATION	\$3,500	\$2,625	\$2,625	(\$0)
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$4,400	\$4,400	\$4,400	\$0
TRUSTEE FEES	\$5,000	\$5,000	\$4,041	\$959
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$24,375	\$24,375	\$0
INFORMATION TECHNOLOGY	\$1,050	\$788	\$788	\$0
WEBSITE MAINTENANCE	\$600	\$450	\$450	\$0
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$1,000	\$750	\$91	\$659
INSURANCE	\$5,500	\$5,500	\$5,175	\$325
PRINTING & BINDING	\$1,000	\$750	\$91	\$659
LEGAL ADVERTISING	\$2,500	\$1,875	\$0	\$1,875
OTHER CURRENT CHARGES	\$1,000	\$750	\$373	\$377
OFFICE SUPPLIES	\$625	\$469	\$2	\$467
PROPERTY APPRAISER	\$0	\$0	\$401	(\$401)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

FIELD SERVICES	\$7,500	\$5,625	\$5,625	\$0
PROPERTY INSURANCE	\$1,500	\$1,125	\$0	\$1,125
ELECTRIC	\$2,500	\$1,875	\$0	\$1,875
STREETLIGHTS	\$11,000	\$8,250	\$0	\$8,250
WATER & SEWER	\$10,000	\$7,500	\$1,153	\$6,347
LANDSCAPE MAINTENANCE	\$114,514	\$85,886	\$25,144	\$60,742
LANDSCAPE CONTINGENCY	\$7,500	\$5,625	\$0	\$5,625
IRRIGATION REPAIRS	\$5,000	\$3,750	\$0	\$3,750
LAKE MAINTENANCE	\$12,500	\$9,375	\$1,215	\$8,160
LAKE CONTINGENCY	\$1,000	\$750	\$0	\$750
CONTINGENCY	\$2,399	\$1,799	\$0	\$1,799
REPAIRS & MAINTENANCE	\$5,000	\$3,750	\$0	\$3,750

TOTAL EXPENDITURES	\$287,180	\$220,516	\$97,601	\$122,915
EXCESS REVENUES (EXPENDITURES)	\$0		\$192,262	
FUND BALANCE - Beginning	\$0		\$112,533	
FUND BALANCE - Ending	\$0		\$304,795	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021 DEBT SERVICE

Statement of Revenues & Expenditures For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS - TAX ROLL	\$511,056	\$511,056	\$518,353	\$7,297
SPECIAL ASSESSMENTS - DIRECT BILLED	\$269,244	\$269,244	\$269,244	\$0
INTEREST	\$0	\$0	\$193	\$193
TOTAL REVENUES	\$780,300	\$780,300	\$787,790	\$7,490
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$323,692	\$323,692	\$323,692	\$0
PRINCIPAL - 06/15	\$280,000	\$280,000	\$280,000	\$0
INTEREST - 06/15	\$250,063	\$250,063	\$250,063	\$0
TOTAL EXPENDITURES	\$853,755	\$853,755	\$853,755	\$0
<u>OTHER SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$70)	\$70
TOTAL SOURCES/(USES)	\$0	\$0	(\$70)	\$70
EXCESS REVENUES (EXPENDITURES)	(\$73,455)		(\$66,034)	
FUND BALANCE - Beginning	\$323,697		\$713,849	
FUND BALANCE - Ending	\$250,242		\$647,815	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021 CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1,069	\$1,069
TOTAL REVENUES	\$0	\$0	\$1,069	\$1,069
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$8,890,693	(\$8,890,693)
TOTAL EXPENDITURES	\$0	\$0	\$8,890,693	(\$8,890,693)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$70	(\$70)
TOTAL SOURCES/(USES)	\$0	\$0	\$70	(\$70)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$8,889,555)	
FUND BALANCE - Beginning	\$0		\$12,971,930	
FUND BALANCE - Ending	\$0		\$4,082,376	

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	\$6,053	\$103,651	\$365	\$33,158	\$10,770	\$32,729	\$1,394	\$2,633	\$0	\$0	\$0	\$190,772
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	\$103,651	\$365	\$82,703	\$10,770	\$32,729	\$1,394	\$2,633	\$0	\$0	\$0	\$289,863
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$600	\$0	\$0	\$0	\$800	\$800	\$800	\$800	\$800	\$0	\$0	\$0	\$4,400
FICA EXPENSE	\$46	\$0	\$0	\$0	\$46	\$61	\$61	\$61	\$61	\$0	\$0	\$0	\$337
ENGINEERING	\$190	\$0	\$0	\$0	\$380	\$285	\$190	\$0	\$2,145	\$0	\$0	\$0	\$3,190
ATTORNEY	\$540	\$86	\$0	\$75	\$490	\$2,790	\$1,263	\$539	\$3,319	\$0	\$0	\$0	\$8,101
DISSEMINATION	\$292	\$292	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,625
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$450
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	\$4,041	\$0	\$0	\$0	\$4,041
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	\$2,708	\$2,708	\$2,708	\$0	\$0	\$0	\$24,375
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$788
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$450
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$4	\$2	\$18	\$10	\$4	\$5	\$28	\$16	\$0	\$0	\$0	\$91
INSURANCE	\$5,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175
PRINTING & BINDING	\$23	\$23	\$0	\$0	\$0	\$6	\$29	\$3	\$7	\$0	\$0	\$0	\$91
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$38	\$35	\$41	\$38	\$38	\$31	\$39	\$39	\$74	\$0	\$0	\$0	\$373
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$625	\$625	\$625	\$0	\$0	\$0	\$5,625
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	\$251	\$194	\$0	\$0	\$0	\$1,153
LANDSCAPE MAINTENANCE	\$4,550	\$2,550	\$2,550	\$2,550	\$4,550	\$2,550	\$2,601	\$2,601	\$4,639	\$0	\$0	\$0	\$25,144
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	\$135	\$135	\$135	\$0	\$0	\$0	\$1,215
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	\$11,560	\$10,987	\$8,886	\$8,671	\$18,193	\$0	\$0	\$0	\$97,601
EXCESS REVENUES (EXPENDITURES)	(\$18,327)	\$48,903	\$97,070	(\$7,314)	\$71,143	(\$2,217)	\$23,842	(\$7,277)	(\$15,560)	\$0	\$0	\$0	\$192,262

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
LESS: PRINCIPAL PAYMENT - 6/15/22		(\$280,000)
CURRENT BONDS OUTSTANDING		\$13,710,000

**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
5/9/22	ACH	\$ 5,287.37	\$ -	\$ 105.74	\$ -	\$ 5,181.63	\$ 1,393.99	\$ 3,787.64	\$ 5,181.63
6/8/22	ACH	\$ 4,699.90	\$ -	\$ 94.00	\$ -	\$ 4,605.90	\$ 1,239.10	\$ 3,366.80	\$ 4,605.90
6/17/22	ACH	\$ 5,287.36	\$ -	\$ 105.75	\$ -	\$ 5,181.61	\$ 1,393.98	\$ 3,787.63	\$ 5,181.61
Totals		\$ 744,212.77	\$ 20,616.37	\$ 14,471.93	\$ -	\$ 709,124.47	\$ 190,771.97	\$ 518,352.50	\$ 709,124.47

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, LL	INVOICE #64147 - REVIEW REIMB. DOCUMENTS - MAY 21	\$ 380.00
3/31/22	2	LENNAR HOMES LLC	REIMB. SITE WORK PH 1, 3 & PORTION OF PH 2	\$ 8,879,923.05
4/6/22	3	HAMILTON ENGINEERING & SURVEYING, LL	INVOICE #66329 - REVIEW REIMB. DOCUMENTS - FEB.22	\$ 7,910.00
TOTAL				\$ 8,888,213.05
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
4/1/22		INTEREST		\$ 64.50
4/4/22		TRANSFER FROM RESERVE		\$ 1.98
5/2/22		INTEREST		\$ 20.10
5/3/22		TRANSFER FROM RESERVE		\$ 1.92
6/1/22		INTEREST		\$ 552.44
6/2/22		TRANSFER FROM RESERVE		\$ 52.77
TOTAL				\$ 1,138.23
Acquisition/Construction Fund at 9/30/21				\$12,972,310.37
Interest Earned thru 6/30/22				\$ 1,138.23
Requisitions Paid thru 6/30/22				\$ (8,888,213.05)
Remaining Acquisition/Construction Fund				\$ 4,085,235.55

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

The Board of Supervisors of the Shingle Creek at Bronson Community Development District will hold their regular meetings for Fiscal Year 2023 at 11:00 a.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the first Monday of the month, unless otherwise indicated, as follows:

October 3, 2022

November 7, 2022

December 5, 2022

January 2, 2023 (*National Holiday - Consider Cancelling/Rescheduling*)

February 6, 2023

March 6, 2023

April 3, 2023

May 1, 2023

June 5, 2023

(*Historically No July Meeting Scheduled*)

August 7, 2023

Exception: September 11, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC