

*Shingle Creek at Bronson
Community Development District*

Agenda

October 3, 2022

AGENDA

Shingle Creek at Bronson

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 26, 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, October 3, 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 September 12, 2022 Meeting
4. Discussion of Pending Plat Conveyances
5. Consideration of Series 2021 Requisition #9
6. Consideration of Landscape Maintenance Addendum for Nature's Ridge Drive – Phase II
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 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

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, September 12, 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
Seth Yawn	Assistant Secretary
Ashley Baksh	Assistant Secretary (Resigned on record)

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	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: We just have Board members and staff here.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)

Mr. Flint: I have a resignation from Mr. Catanzariti. He is currently in seat #5 with the term expiring in November 2022. Is there a motion to accept his resignation?

Mr. Morgan: I will make a motion to accept.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Accepting the Resignation from Joe Catanzariti, was approved.

Mr. Flint: Are there any nominations at this time?

Mr. Morgan: I would like to nominate Mr. Seth Yawn please.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Nominating Mr. Seth Yawn to the Board of Supervisors, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member(s)

Mr. Flint: As a citizen of the State of Florida and of the United States of America and as an officer of the Shingle Creek at Bronson Community Development District and a recipient of public funds as such an officer, do you hereby solemnly swear or affirm you will support the constitution of the United States in the State of Florida?

Mr. Yawn: Yes sir.

Mr. Flint: If you could print your name at the top and sign where it says Board Supervisor, I can notarize that for you. Hold on to the other forms. The first page is just an informational page. You can fill that out at your leisure and if you wouldn't mind scanning it to us. I will give you my card. Behind that is Form 1, statement of financial interest. That is required to be filed within 30 days with the Supervisor of Elections in the county you live in. That's a financial disclosure form that all public officials are required to file annually, so within 30 days of today with the Supervisor of Elections. There is a Form 1F which you don't have to do anything with until you leave the Board. As a Board member, you are entitled to \$200 a meeting for meeting attendance. There is a W-4 and an I-9 form and those come to my office and that allows us to process the \$200 payment to you. The information sheet and those two payroll sheets come to me and then the disclosure form goes to the Supervisor of Elections. You only need to file that disclosure form once. It looks like you are going to possibly be on more than one Board. You only need to file one form and just write both Districts on the same form. We also have Ashley's resignation.

Mr. Morgan: We don't have anybody in the room to replace her with.

Mr. Flint: It doesn't matter, we've got a quorum. You can appoint Pat if she resigns and then we will just get that out of the way. I know she was supposed to be here. If she wants to text

you and then follow it up with an email, we can do it based on that. Is she coming to the other meetings?

Mr. Morgan: Yes, she is on her way. She just got a flat tire.

Mr. Flint: We can go on with the meeting and then if she responds we can come back to it.

Mr. Morgan: Okay. Let's do that.

Mr. Flint: We will go ahead and defer action on Resolution 2022-11 until we find out if Ashley is going to be resigning during this meeting.

Mr. Morgan: She said she would be here in two minutes.

Mr. Flint: Ok, we will go ahead and move on to approval of the minutes from August 1.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 1, 2022 Meeting

Mr. Flint: Did the Board have any comments or corrections?

Mr. Morgan: The only thing I wanted to go back to is the Down to Earth landscaping bids for Ponds 3, 5, 6, and 7. There was a question about the revised. Rob and I were bringing up the cost that was originally \$44,000 and then they said that was for 42 cuts and he said it was in the master, but it wasn't in the individual.

Mr. Scheerer: They just gave us the proposal with the change, that's all. We did confirm.

Mr. Morgan: We have it in writing?

Mr. Scheerer: The original contract that they give us quotes under does fall under that.

Mr. Morgan: Ok.

Ms. Trucco: The addendum, I am actually going to be finalizing that. Dave Reid's team had confirmed with us last Thursday. There was a question as to whether those ponds had been turned over in addition to ponds 2 and 4, which I think were also mentioned.

Mr. Morgan: Right.

Ms. Trucco: I just wanted confirmation whether or not those ponds had been turned over. They confirmed that they have all been turned over to the CDD.

Mr. Morgan: Okay. You're comfortable with the agreement and contract? We're all good?

Mr. Flint: Yes. The issue is for budgeting purposes, they gave us a number which was originally higher. Then when they actually came to submitting their proposal, they submitted an incorrect proposal at a lower amount. We didn't adjust the budget.

Mr. Morgan: We left it at the \$44,000?

Mr. Flint: Yes, the person ended up losing their job. I am not sure if it was over that specific issue. The Board ended up approving back up to the amount that was budgeted.

Mr. Morgan: I just wanted to make sure that, before we forget about it, it is all taken care of and we're all good.

Mr. Scheerer: When we do the Nature's Ridge turn over and the other two ponds that are located in that last phase, they will fall under that same Master Agreement.

Mr. Morgan: Okay. Are you good with that Rob?

Mr. Bonin: Yes.

Mr. Morgan: I will make a motion to accept.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the August 1, 2022 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-10 Approving the Conveyance of Real Property and Improvements – *Under Separate Cover*

Mr. Flint: Item five we put on here. Are we ready?

Ms. Trucco: That was actually for ponds 2 and 4, which Dave Reid's team confirmed last week have already been transferred to the CDD.

Mr. Flint: There is no action required on five?

Ms. Trucco: That's right.

SIXTH ORDER OF BUSINESS

Ratification of Series 2021 Requisitions #6 - #8

Mr. Flint: Item six is ratification of requisition #6 through #8. These were submitted to the Trustee to be paid out of the construction and acquisition fund. #6 is for Hamilton Engineering for \$1,550, #7 is to Lennar Homes, LLC for \$3,469,118.62, and Requisition #8 is for \$2,034 to the Shingle Creek of Bronson CDD to reimburse the CDD for construction cost that had been paid out of the general fund. This is related to the conveyance of the lift station.

Mr. Morgan: Yes, we signed all of that.

Mr. Flint: There were some closing costs that we paid out of the general fund that we are just reimbursing the general fund.

Mr. Morgan: Understood. Any questions Rob?

Mr. Bonin: No.

Mr. Morgan: Brent, are you good?

Mr. Kewley: Yes.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Series 2021 Requisitions #6-#8, were ratified.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Anything else regarding plats or conveyances that we need to talk about?

Ms. Trucco: This sort of relates to my only update for this CDD, which is the lift station conveyances. We are on the last leg of that.

Mr. Morgan: That is what you brought for me to sign today?

Ms. Trucco: That is correct.

Mr. Morgan: It's that one piece of fence?

Ms. Trucco: It's ever so slightly on CDD property.

Mr. Morgan: Once I sign that today, then we are done?

Ms. Trucco: We are done.

Mr. Bonin: The fence is staying there? We are not moving the fence, right?

Ms. Trucco: The options they gave us are the CDD gives an easement, or the fence is moved.

Mr. Bonin: Which one are we doing?

Mr. Morgan: We are giving an easement.

Ms. Trucco: It's up to you guys.

Mr. Bonin: I knew the fence was on the thing, I just didn't know which decision we made.

Ms. Trucco: Once we get this signed, I will send that to Toho and then we would just need them to sign the easement and it's done.

Mr. Morgan: Okay, that is just a discussion item and we don't need a motion on that?

Mr. Flint: No, we don't need a motion.

Mr. Morgan: Alright, thank you Kristen.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no further updates for the Board.

B. Engineer

Mr. Flint: Engineer's report, Amanda?

Ms. Udstad: Nothing to report.

Mr. Flint: Amanda is here for Dave Reid.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the general fund and the Board compensation totaling \$16,278.54 and the detail is behind the summary. If you have any questions, we can discuss those. If not, I ask for a motion to approve it.

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$16,278.54, was approved.

ii. Balance Sheet and Income Statement

Mr. Morgan: While we are on the financials, I see we have \$4,087,122 left remaining in the acquisition and construction fund?

Mr. Flint: That last requisition is not on the schedule.

Mr. Morgan: The last requisition was \$3,000,000?

Mr. Flint: Yes, \$3,000,000.

Mr. Morgan: There will be about a million left?

Mr. Flint: Yes.

Mr. Morgan: Rob, we should be about ready to close that out, shouldn't we?

Mr. Bonin: Yes.

Mr. Flint: Let the record reflect that Ashley has joined the meeting.

**Ashley Baksh joined the meeting at this time.*

Mr. Morgan: Ok, I just wanted to make sure because we are tracking these really close because of the budgets.

Mr. Flint: Yes, because this schedule is through July, so it doesn't show August.

Mr. Morgan: I am sure we can find it.

THIRD ORDER OF BUSINESS

Organizational Matters

**This item was taken out of order. The Board returned back to the third order of business to accept Ms. Baksh's resignation.*

Mr. Flint: Ms. Baksh are you intending to resign?

Ms. Baksh: Yes.

Mr. Flint: For the record, Ashley is resigning from the Board on the record. Is there a motion to accept Ashley's resignation?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Accepting the Resignation from Ashley Baksh, was approved.

Mr. Flint: Any time a vacancy is created on the Board during the term of office, the Board appoints the replacement to that seat. Are there any nominations at this time?

Mr. Morgan: I would like to nominate Pat Quaranta.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Nominating Pat Quaranta to the Board of Supervisors, was approved.

Mr. Flint: We will administer the Oath the Pat at the next meeting.

A. Consideration of Resolution 2022-11 Electing Officers

Mr. Flint: Ashley and Joe were both Assistant Secretaries. The resolution includes all of the offices, but you could keep everything the same and just make Pat and Seth Assistant Secretaries.

Mr. Morgan: I would like to keep it the same and make Pat and Seth Assistant Secretaries.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2022-11 Electing Officers as slated above, was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 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: **9**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Hamilton Engineering & Surveying, LLC

(D) Amount Payable: **\$2,670.00**

(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 #67939 – Preparation of Lennar reimbursement #2 (August 2022)

(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: _____

**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

September 6, 2022

Project No: 03752.0002

Invoice No: 67939

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: July 31, 2022 to August 27, 2022

Phase 030B Reporting

Professional Personnel

		Hours	Rate	Amount	
Eng Sr Project Manager, PE, Sr VP					
Reid, David	8/10/2022	2.00	190.00	380.00	
Lennar Reimbursement Series 2021 CR#7					
Reid, David	8/11/2022	2.00	190.00	380.00	
Lennar Reimbursement Series 2021 CR#7					
Reid, David	8/12/2022	4.00	190.00	760.00	
Lennar Reimbursement Series 2021 CR#7					
Reid, David	8/24/2022	1.00	190.00	190.00	
Engineer's certification, edits					
Constr Admin Director					
Udstad, Amanda	8/8/2022	3.00	120.00	360.00	
payapp reimbursement sheets					
Udstad, Amanda	8/11/2022	1.00	120.00	120.00	
payapp reimbursement sheets/plats/forms					
Udstad, Amanda	8/12/2022	3.00	120.00	360.00	
payapp reimbursement sheets/plats/forms					
Udstad, Amanda	8/15/2022	1.00	120.00	120.00	
pay apps					
Totals		17.00		2,670.00	
Total Labor					2,670.00
Total for this Section:					\$2,670.00
TOTAL DUE THIS INVOICE:					\$2,670.00

Billed-to-Date

	Current	Prior	Total
Labor	2,670.00	28,297.50	30,967.50
Totals	2,670.00	28,297.50	30,967.50

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**

SECTION VI



Landscape Maintenance Agreement Addendum

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

Submitted By: **Down To Earth**

Shingle Creek at Bronson CDD

Landscape Maintenance Addendum

Nature's Ridge Drive - Phase II

Basic Maintenance	\$ 12,000.00	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually

Grand Total Annually	\$ 12,000.00
Grand Total Monthly	\$ 1,000.00

***Proposal based on Landscape Budget plans for The Cove at Storey Lake III – Phases 2 & 3, dated January 28, 2020. Pricing may be subject to change once all irrigation, sod and plant materials are installed.**

Please specify the Grounds Maintenance Addendum start date: _____, 2022

Shingle Creek at Bronson CDD

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____

Date _____

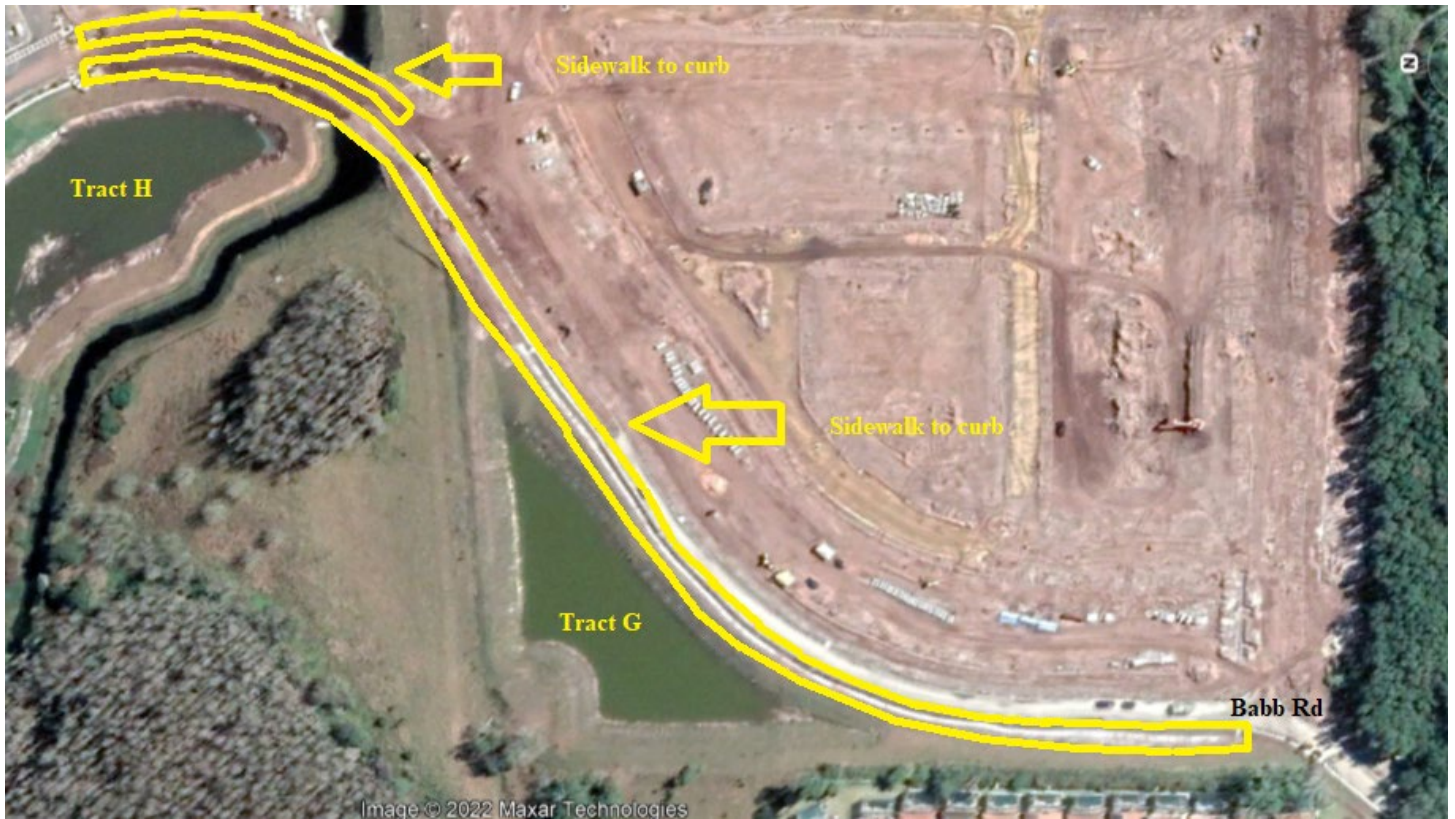
Signature _____

Date _____



Included Areas

Natures Ridge Drive



SECTION VII

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

Summary of Checks

September 1, 2022 to September 26, 2022

Bank	Date	Check #	Amount
General Fund	9/1/22	163	\$ 5,292.75
	9/8/22	164-165	\$ 6,438.00
	9/13/22	166	\$ 3,786.62
	9/15/22	167-170	\$ 15,139.98
			<hr/>
			\$ 30,657.35
Payroll Fund	<u>September 2022</u>		
	Adam Morgan	50042	\$ 184.70
	Ashley Baksh	50043	\$ 184.70
	Brent Kewley	50044	\$ 184.70
	James Yawn	50045	\$ 184.70
	Patrick Bonin Jr.	50046	\$ 184.70
			<hr/>
			\$ 923.50
			<hr/>
			\$ 31,580.85

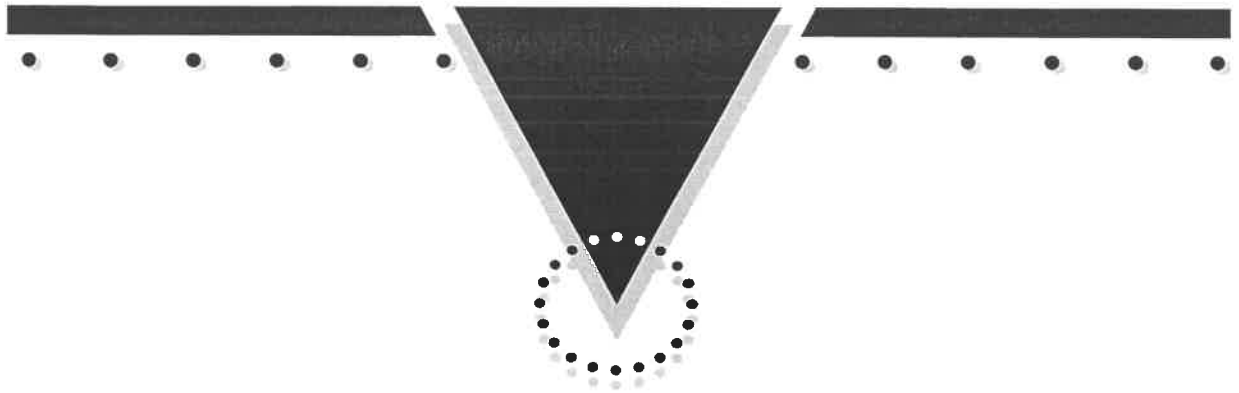
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/01/22	00008	8/23/22	133596	202206 320-53800-46200							*	1,764.25	
				MTHLY MNT-PH2 POND-JUN22									
9/01/22	00008	8/23/22	133596A	202207 320-53800-46200							*	1,764.25	
				MTHLY MNT-PH2 POND-JUL22									
9/01/22	00008	8/23/22	133596B	202208 320-53800-46200							*	1,764.25	
				MTHLY MNT-PH3 POND-AUG22									
				DOWN TO EARTH LAWN CARE II, INC.								5,292.75	000163
9/08/22	00010	9/01/22	74997	202209 320-53800-47000							*	135.00	
				WATERWAY MNT-2 POND SEP22									
9/01/22	74997	202209 320-53800-47000									*	740.00	
				WATERWAY MNT-3 POND SEP22									
				AQUATIC WEED CONTROL, INC.								875.00	000164
9/08/22	00007	8/30/22	16492	202209 300-15500-10000							*	5,563.00	
				FY23 GEN.LIAB/PUBLIC OFFC									
				EGIS INSURANCE ADVISORS LLC								5,563.00	000165
9/13/22	00001	9/01/22	61	202209 310-51300-34000							*	2,708.33	
				MANAGEMENT FEES SEP22									
9/01/22	61	202209 310-51300-35200									*	50.00	
				WEBSITE ADMIN SEP22									
9/01/22	61	202209 310-51300-35100									*	87.50	
				INFORMATION TECH SEP22									
9/01/22	61	202209 310-51300-31300									*	291.67	
				DISSEMINATION FEE SEP22									
9/01/22	61	202209 310-51300-51000									*	.12	
				OFFICE SUPPLIES									
9/01/22	61	202209 310-51300-42000									*	3.15	
				POSTAGE									
9/01/22	61	202209 310-51300-42500									*	20.85	
				COPIES									
9/01/22	62	202209 320-53800-12000									*	625.00	
				FIELD MANAGEMENT SEP22									
				GOVERNMENTAL MANAGEMENT SERVICES								3,786.62	000166
9/15/22	00001	9/15/22	63	202209 300-15500-10000							*	5,000.00	
				FY23 ASSESSMENT ROLL CERT									
				GOVERNMENTAL MANAGEMENT SERVICES								5,000.00	000167
9/15/22	00008	9/01/22	134688	202209 320-53800-46200							*	713.39	
				MTHLY MNT-NAT.RIDGE-SEP22									
9/01/22	134688	202209 320-53800-46200									*	145.19	
				MTHLY MNT-TRACT A-SEP22									
9/01/22	134688	202209 320-53800-46200									*	116.59	
				MTHLY MNT-TRACT L3-SEP22									

SCBC SHINGLE CREEK TWISCARRA

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/01/22	134688	MTHLY MNT-TRACT P-1-SEP22	202209	320-53800-46200							*	687.63	
9/01/22	134688	MTHLY MNT-TRACT P-2-SEP22	202209	320-53800-46200							*	887.63	
9/01/22	134688	MTHLY MNT-PH3 PONDS-SEP22	202209	320-53800-46200							*	3,717.25	
9/01/22	134688	FUEL SURCHARGE	202209	320-53800-46200							*	62.68	
9/15/22	00005	DOWN TO EARTH LAWCARE II, INC.	202208	310-51300-31100							*	430.00	6,330.36 000168
9/15/22	00002	TOHO CONVEY/LIFT TRCT/KPM	202208	310-51300-31500							*	3,379.62	430.00 000169
		LATHAM, LUNA, EDEN & BEAUDINE, LLP											3,379.62 000170
		TOTAL FOR BANK A										30,657.35	
		TOTAL FOR REGISTER										30,657.35	

SCBC SHINGLE CREEK TVISCARRA

SECTION 2



Shingle Creek at Bronson Community Development District

Unaudited Financial Reporting

August 31, 2022



TABLE OF CONTENTS

1	<u>BALANCE SHEET</u>
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

August 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
ASSETS:				
CASH	\$279,823	---	---	\$279,823
<u>INVESTMENTS</u>				
SERIES 2021	---			
RESERVE	---	\$390,150	---	\$390,150
REVENUE	---	\$258,024	---	\$258,024
CONSTRUCTION	---	---	\$615,183	\$615,183
DUE FROM CAPITAL	\$2,034	---	---	\$2,034
TOTAL ASSETS	\$281,857	\$648,174	\$615,183	\$1,545,215
LIABILITIES:				
ACCOUNTS PAYABLE	\$9,102	---	---	\$9,102
FUND EQUITY:				
<u>FUND BALANCES:</u>				
RESTRICTED FOR DEBT SERVICE	---	\$648,174	---	\$648,174
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$615,183	\$615,183
UNASSIGNED	\$272,755	---	---	\$272,755
TOTAL LIABILITIES & FUND EQUITY	\$281,857	\$648,174	\$615,183	\$1,545,215

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	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	\$4,400	\$5,200	(\$800)
FICA EXPENSE	\$367	\$336	\$398	(\$61)
ENGINEERING	\$12,000	\$11,000	\$3,620	\$7,380
ATTORNEY	\$25,000	\$22,917	\$12,366	\$10,550
DISSEMINATION	\$3,500	\$3,208	\$3,208	(\$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	\$29,792	\$29,792	\$0
INFORMATION TECHNOLOGY	\$1,050	\$963	\$963	\$0
WEBSITE MAINTENANCE	\$600	\$550	\$550	\$0
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$113	\$804
INSURANCE	\$5,500	\$5,500	\$5,175	\$325
PRINTING & BINDING	\$1,000	\$917	\$134	\$783
LEGAL ADVERTISING	\$2,500	\$2,292	\$590	\$1,702
OTHER CURRENT CHARGES	\$1,000	\$917	\$451	\$466
OFFICE SUPPLIES	\$625	\$573	\$3	\$570
PROPERTY APPRAISER	\$0	\$0	\$401	(\$401)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

FIELD SERVICES	\$7,500	\$6,875	\$6,875	\$0
PROPERTY INSURANCE	\$1,500	\$1,375	\$0	\$1,375
ELECTRIC	\$2,500	\$2,292	\$0	\$2,292
STREETLIGHTS	\$11,000	\$10,083	\$0	\$10,083
WATER & SEWER	\$10,000	\$9,167	\$3,105	\$6,062
LANDSCAPE MAINTENANCE	\$114,514	\$104,971	\$39,669	\$65,302
LANDSCAPE CONTINGENCY	\$7,500	\$6,875	\$0	\$6,875
IRRIGATION REPAIRS	\$5,000	\$4,583	\$0	\$4,583
LAKE MAINTENANCE	\$12,500	\$11,458	\$2,965	\$8,493
LAKE CONTINGENCY	\$1,000	\$917	\$0	\$917
CONTINGENCY	\$2,399	\$2,199	\$0	\$2,199
REPAIRS & MAINTENANCE	\$5,000	\$4,583	\$0	\$4,583

TOTAL EXPENDITURES	\$287,180	\$264,959	\$129,641	\$135,317
EXCESS REVENUES (EXPENDITURES)	\$0		\$160,222	
FUND BALANCE - Beginning	\$0		\$112,533	
FUND BALANCE - Ending	\$0		\$272,755	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	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	\$1,033	\$1,033
TOTAL REVENUES	\$780,300	\$780,300	\$788,630	\$8,330
<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	(\$550)	\$550
TOTAL SOURCES/(USES)	\$0	\$0	(\$550)	\$550
EXCESS REVENUES (EXPENDITURES)	(\$73,455)		(\$65,675)	
FUND BALANCE - Beginning	\$323,697		\$713,849	
FUND BALANCE - Ending	\$250,242		\$648,174	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
IN TEREST	\$0	\$0	\$6,100	\$6,100
TOTAL REVENUES	\$0	\$0	\$6,100	\$6,100
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$12,363,397	(\$12,363,397)
TOTAL EXPENDITURES	\$0	\$0	\$12,363,397	(\$12,363,397)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$550	(\$550)
TOTAL SOURCES/(USES)	\$0	\$0	\$550	(\$550)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$12,356,747)	
FUND BALANCE - Beginning	\$0		\$12,971,930	
FUND BALANCE - Ending	\$0		\$615,183	

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	\$32,729	\$1,394	\$2,633	\$0	\$0	\$0	\$180,772
SPECIAL ASSESSMENTS - DIRECT BILLED	\$0	\$49,546	\$0	\$0	\$40,546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,091
TOTAL REVENUES	\$0	\$55,609	\$103,661	\$965	\$73,703	\$10,770	\$32,729	\$1,394	\$2,633	\$0	\$0	\$0	\$269,863
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$600	\$0	\$0	\$0	\$600	\$800	\$800	\$800	\$800	\$0	\$800	\$0	\$5,200
FICA EXPENSE	\$46	\$0	\$0	\$0	\$46	\$61	\$61	\$61	\$61	\$0	\$61	\$0	\$398
ENGINEERING	\$150	\$0	\$0	\$0	\$380	\$285	\$190	\$0	\$2,145	\$0	\$430	\$0	\$3,020
ATTORNEY	\$540	\$86	\$0	\$75	\$490	\$2,790	\$1,263	\$599	\$2,319	\$806	\$3,380	\$0	\$12,866
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$3,208
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	\$2,708	\$2,708	\$0	\$29,792
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$863
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$4	\$2	\$18	\$10	\$4	\$5	\$28	\$16	\$13	\$9	\$0	\$113
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	\$5	\$38	\$0	\$134
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$590	\$0	\$0	\$590
OTHER CURRENT CHARGES	\$38	\$35	\$41	\$38	\$38	\$31	\$39	\$39	\$74	\$39	\$38	\$0	\$451
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
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	\$625	\$625	\$0	\$6,875
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	\$251	\$194	\$758	\$628	\$565	\$0	\$3,105
LANDSCAPE MAINTENANCE	\$2,550	\$2,550	\$2,550	\$2,550	\$2,550	\$2,550	\$2,601	\$2,601	\$6,403	\$6,403	\$6,358	\$0	\$39,669
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	\$875	\$875	\$0	\$2,965
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	\$5,706	\$5,591	\$7,679	\$11,560	\$10,987	\$9,137	\$8,614	\$20,522	\$13,201	\$16,317	\$0	\$129,641
EXCESS REVENUES (EXPENDITURES)	(\$18,327)	\$48,903	\$97,070	(\$7,314)	\$71,143	(\$217)	\$23,591	(\$7,220)	(\$17,889)	(\$13,201)	(\$16,317)	\$0	\$180,222

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
8/12/22	4	HAMILTON ENGINEERING & SURVEYING, LL	INVS #66846 & 67091 - PERMITS, PLANS, PREP REIMB.	\$ 2,100.00
8/12/22	5	HAMILTON ENGINEERING & SURVEYING, LL	INVOICE #67384 - PREP. LENNAR REIMBURSEMENT #2	\$ 760.00
8/12/22	6	HAMILTON ENGINEERING & SURVEYING, LL	INVOICE #67656 - PREP. LENNAR REIMBURSEMENT #2	\$ 1,550.00
8/17/22	7	LENNAR HOMES LLC	REIMBURSEMENT FOR SITE WORK IN PHASES 2 & 3	\$ 3,469,119.62
8/29/22	8	SHINGLE CREEK AT BRONSON CDD	REIMB. FOR FEES ASSOC. WITH CONVEYANCE OF LIFT STATION TRACT	\$ 2,034.48
TOTAL				\$ 12,363,777.15
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
7/1/22		INTEREST		\$ 1,722.72
7/5/22		TRANSFER FROM RESERVE		\$ 164.52
8/1/22		INTEREST		\$ 3,308.58
8/2/22		TRANSFER FROM RESERVE		\$ 315.85
TOTAL				\$ 6,649.90
Acquisition/Construction Fund at 9/30/21				\$ 12,972,310.37
Interest Earned thru 8/31/22				\$ 6,649.90
Requisitions Paid thru 8/31/22				\$ (12,363,777.15)
Remaining Acquisition/Construction Fund				\$ 615,183.12