

*Shingle Creek at Bronson
Community Development District*

Agenda

November 7, 2022

AGENDA

Shingle Creek at Bronson

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

October 31, 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, November 7, 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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Supervisors
 - B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2023-02 Electing Officers
4. Approval of Minutes of the October 3, 2022 Meeting
5. Ratification of Series 2021 Requisition #10
6. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022
7. Consideration of Landscape Maintenance Agreement with Down to Earth Landscape
8. Discussion of Pending Plat Conveyances
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. 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

SECTION III

SECTION B

RESOLUTION 2023-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 1, 2022**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

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

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

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

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
<u>Pat Quaranta</u>	<u>350</u>	4 Year Term
<u>Brent Kewley</u>	<u>350</u>	4 Year Term
<u>Seth Yawn</u>	<u>349</u>	2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 7th day of November, 2022.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SHINGLE CREEK AT BRONSON COMMUNITY
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Shingle Creek at Bronson Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of November, 2022.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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, October 3, 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 <i>by phone</i>	Assistant Secretary
Seth Yawn	Assistant Secretary

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 and one Board member joining via phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board and staff here.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 12, 2022 Meeting

Mr. Flint: Did the Board have any comments or corrections to the September 12, 2022 meeting minutes?

Mr. Morgan: They look good, I will make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Minutes of the September 12, 2022 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Any pending plats or conveyances that we need to discuss for Shingle Creek at Bronson?

Mr. Morgan: I think we are all done at Shingle Creek, aren't we?

Ms. Trucco: Yes, we are trying to finish up the lift station conveyance. That is in the Cove of Storey Lake 5 plat. We are very close.

Mr. Bonin: What is the latest on that?

Ms. Trucco: We are just waiting for their confirmation that you can record.

Mr. Bonin: Who is giving us the most static over there with the comments?

Ms. Trucco: Apparently their outside counsel.

Mr. Bonin: We have to come up with a different process because this back and forth for months is causing problems for getting CO's. We can only start the process once we record the plat and from the time that we record the plat to getting the actual deeded lift station tract, it should not be taking this long. It is taking the time it is taking to build a house and the time we are needing to close that. As soon as we get this across the goal line, we need to reach out to Toho and their attorney to come up with a better system. Is there a list of the 15 questions that we have to answer because this process is broken? I can't keep worrying about the next lift station and if it is going to interfere with closings and having to ask for favors because that is what I end up having to do. The lift station tract is not deeded and then they say we can't issue the CO until it is deeded, so then I have to ask for a favor. I can't be put in this situation of having to ask them and be at their mercy. We need to have a conversation with Toho and tell them that this process takes way too long. We are starting further back and back because it keeps getting longer and longer, but you can only go back to the plat recording and that is as far back as you can go. I don't know who it is that we need to talk to, but we've got to get a handle on this plat process.

Ms. Trucco: Absolutely, I think right now they are saying that there is the easement issue because that was built partially on CDD property. I had emailed them last week the signed easement, actually it was two weeks ago when that was signed and sent back. I sent them the easement from the CDD allowing them to access CDD's property in order to get the lift station. That is what they said that they were needing and now they are saying that their attorney is wanting something else. I copied you on those emails. I will get on the phone and try to finalize it as soon as possible and find out who their outside Counsel is.

FIFTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #9

Mr. Flint: Item five is Requisition #9 for District engineering. \$2,670 related to the reimbursement #2 for Lennar. Is there a motion to approve?

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

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Series 2021 Requisition #9, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Landscape Maintenance
Addendum for Nature's Ridge Drive – Phase
II**

Mr. Flint: We have a landscape maintenance addendum with Down To Earth, Alan?

Mr. Bonin: \$12,000 annually is what got added?

Mr. Scheerer: Yes, that was what was turned over to us at the turnover meeting with Pat, Mark, Frank Polly, me, and Down To Earth. They only gave us that portion of Nature's Ridge and the rest of Nature's ridge isn't going to be completed because they didn't want to put landscaping in while they start to build the back of the homes. They are going to come in off Nature's Ridge to access the homes.

Mr. Bonin: Is this going to get amended again?

Mr. Scheerer: We have to add that at some point. We have to add the rest of Nature's Ridge and we have the two stormwater ponds, which Pat said were not ready to be turned over to us. That was a comment that you had made in the previous meeting. At some point, we are going to have to add those as they come online.

Mr. Bonin: At what point do we do a cross check with all this pricing? I know we are adding things as we are building it and it needs to get maintained, but we have no frame of references. I don't know if this is a good price or not for what they are doing.

Mr. Flint: I would say going into the next fiscal year, we issue an RFQ for landscape maintenance.

Mr. Morgan: That is what the \$12,000 is for, the edge?

Mr. Bonin: It is just the one side of the street.

Mr. Scheerer: There is a portion of the other side of the street.

Mr. Bonin: Yes, up by the amenity and then just the one side.

Mr. Scheerer: Rob, most of these numbers they have held firm on for about two years because when we started going through the landscape in the budget process, we got all of the landscape plans and they estimated the overall cost from about two years ago. These are still within the original numbers, but I agree with George, come April or May of next year, we will bid everything out and do a complete RFP.

Mr. Flint: We end up doing that because when you add phases, you don't really have a good feel for how competitive it is.

Mr. Bonin: Most of these bidders bid things as a retail stand-alone price. If I just have to go out there with a crew and I don't have any economies of scale, it's going to cost me, but they are out there doing all the other stuff. Their price should reflect those economies of scale. Then having crews out there multiple days a week is what gets lost and unquantifiable when we do these little sections. I get there is no other mechanism to do, but when we build it a specific section, we got to price it. We have got to get this price out or at least have a gut check of what they are charging us is in line with another.

Mr. Scheerer: I think we anticipate doing all the properties for Down To Earth come next budget cycle.

Mr. Flint: That will be April.

Mr. Scheerer: It will be April, 30 days in the paper, get the information back and we can add it to the budget so if we have any changes to the budget that we need to make for the next fiscal year, that will be the time to do it.

Mr. Flint: Yes, because we have performance issues too that we are struggling with. Is there a motion to approve the addendum?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Landscape Maintenance Addendum for Nature's Ridge Drive – Phase II, was approved.

Mr. Scheerer: Frank Polly's on site right now, just so you know that we have a lot of the new trees that we just took over. They are leaning and blowing over. Mark has done a great job responding to that for us. He is getting them all stood up and re-strapped. He wanted to let it dry out over the weekend before we attempted to do that.

Mr. Bonin: We are making a big push internally to really try to utilize the installing landscaper for the first year of maintenance, assuming that the pricing is close.

Mr. Scheerer: I like that approach.

Mr. Flint: As long as the installer is a good maintainer. I think Frank Polly can do it and United Land can do it.

Mr. Bonin: All these installer's warranties go away. All these warranties are totally conditioned, and anybody can find a reason why they shouldn't be warranted.

Mr. Flint: We have those issues at Storey Park where we had installers and maintainers that were different. We like the maintainer to be the one who has stuck to their warranty.

Mr. Bonin: Maybe at a minimum, like in the case with Frank Polly, getting some quotes from them to maintain their own stuff. At least just gut checking it even before the annual budget.

Mr. Scheerer: I can get with Mark. He has all the information. I can just have him give me a whole number for all of Bronson.

Mr. Bonin: Yes, it is a gut check and let's just say it is equal or better. Then, you have the situation where we don't have to worry about the warranty, stuff dying, falling over, irrigation system, rakes, etc.

Mr. Scheerer: I will get with Mark and give him the scope for that Bronson Tract District, the whole District. I will just ask him to look at it.

Mr. Bonin: He has been the installing guy out there the entire time, so he knows where everything is and thoracically he should have a solid price to maintain.

Mr. Scheerer: I will get you some information by the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, anything else?

Ms. Trucco: No, nothing else from me, thank you.

B. Engineer

Mr. Flint: Amanda?

Ms. Udstad: I am working on those maintenance maps, so we should have them done by the end of this week or beginning of next week.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: District manager's report, you have the check register for the general fund. This is for September 1st through September 26th for the general fund and the Board meeting compensation. The detailed register is behind the summary. If there are any questions, we can discuss those.

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

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through the end of August. There is no action required by the Board. If you have any questions, we can discuss those. We are fully collected on our on-roll and our direct bill assessments. Our expenses are under our prorated budget, and we are in good shape.

Mr. Morgan: Have we expended all the constructions funds? No, we have \$615,000 left.

Mr. Flint: Yes.

Mr. Morgan: Rob, we have \$615,000 left in the construction fund.

Mr. Bonin: How much?

Mr. Morgan: \$615,183.

Mr. Bonin: That is what the billing says? I just need to see what Dave's last pay apps were, but certainly we can extinguish that.

Ms. Udstad: I think he is going to call, because we are short.

Mr. Bonin: Who was going to call who?

Ms. Udstad: Dave is going to call America because we are kind of short from the pay apps that she sent.

Mr. Bonin: I am pretty sure we haven't utilized any of the fees, the impact fees, which are all eligible. That is kind of our last option. Just make a note when Dave calls America, I would like to hear what he is going over with her on that.

Mr. Flint: Alright, anything else on the financials? Hearing none,

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any other Supervisor's requests? Hearing none,

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Bonin, 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: **10**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Hamilton Engineering & Surveying, LLC

(D) Amount Payable: **\$2,110.00**

(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 #68187 – Preparation of Lennar reimbursement #3 (Aug.-Sept. 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: Adam Morgan
Responsible Officer

Date: 10/13/2022 | 10:57 AM PDT

**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.

David Reid
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

October 3, 2022
Project No: 03752.0002
Invoice No: 68187
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: August 28, 2022 to September 24, 2022

Phase 030B Reporting

Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager, PE, Sr VP				
Reid, David	9/8/2022	1.00	190.00	190.00
plat conveyances - check for Kristen				
Constr Admin Director				
Udstad, Amanda	8/29/2022	3.00	120.00	360.00
Pay apps/Reimbursement #3				
Udstad, Amanda	8/30/2022	2.00	120.00	240.00
Payapps/Reimbursement #3				
Udstad, Amanda	9/8/2022	4.00	120.00	480.00
CDD plats/documents				
Udstad, Amanda	9/9/2022	1.00	120.00	120.00
Requisition #7				
Udstad, Amanda	9/14/2022	1.00	120.00	120.00
Lennar reimbursement				
Udstad, Amanda	9/21/2022	3.00	120.00	360.00
Reimbursement				
Udstad, Amanda	9/22/2022	2.00	120.00	240.00
payapp review for reimbursement				
Totals		17.00		2,110.00
Total Labor				2,110.00
Total for this Section:				\$2,110.00
TOTAL DUE THIS INVOICE:				\$2,110.00

Billed-to-Date

	Current	Prior	Total
Labor	2,110.00	30,967.50	33,077.50
Totals	2,110.00	30,967.50	33,077.50

Project	03752.0002	SC at Bronson CDD Construction	Invoice	68187
---------	------------	--------------------------------	---------	-------

Outstanding Invoices

Number	Date	Balance
67939	9/6/2022	2,670.00
Total		2,670.00

SECTION VI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 6, 2022

Board of Supervisors
Shingle Creek at Bronson Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Shingle Creek at Bronson Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Shingle Creek at Bronson Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$4,500 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Shingle Creek at Bronson Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

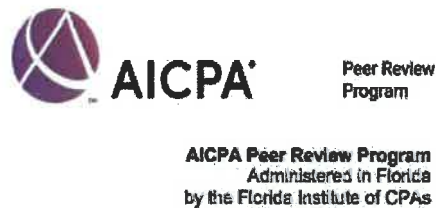
RESPONSE:

This letter correctly sets forth the understanding of Shingle Creek at Bronson Community Development District.

By:  _____

Title:  _____

Date:  _____



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

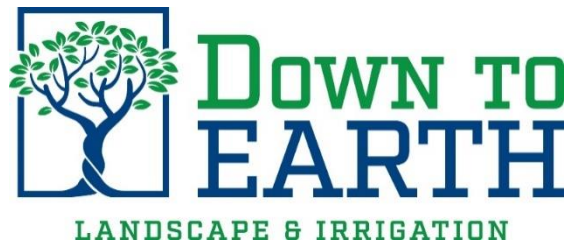
Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VII



Landscape Maintenance Proposal

Attn: **Shingle Creek at Bronson CDD**
c/o Governmental Management Services (GMS)
1408 Hamlin Avenue Unit E
St Cloud FL 34771

Submitted By: **Down to Earth**

Shingle Creek at Bronson CDD

Landscape Maintenance Summary

Basic Maintenance	\$ 104,655.00	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Mulch Application (1 Time Per Year)	Included	Annually
Palm Trimming	Included	Annually

Total Annual Fee	\$ 104,655.00
Monthly Fee	\$ 8,721.25

Additional Items

Mulch	Pricing upon request
4" Seasonal Annuals (4 times/year)	Pricing upon request
Palm Trimming Over 15'	Pricing upon request

** Pricing is valid for 30 days from the date of this Proposal.*



Landscape Maintenance Agreement

THIS LANDSCAPE MAINTENANCE AGREEMENT ("Agreement") dated this _____ day of _____ 2022, and between, **Shingle Creek at Bronson CDD** ("Customer"), and **Down to Earth** ("DTE").

Property address:

1. **Term.** DTE shall furnish all labor, materials, and necessary equipment to maintain the grounds at **Shingle Creek at Bronson CDD** for a three (3) year period commencing 10/1/22 and ending 9/30/25 (the "Initial Term"). The Agreement shall automatically renew for additional one (1) year periods ("each a "Renewal Term") unless sooner terminated as provided in Section 9 herein, or if terminated by either party ninety (90) days prior to the expiration of the Initial Term or any Renewal Term.
2. **Scope of Work.** DTE shall use its best efforts to perform the Service Agreement Specifications attached hereto as Exhibit "A" and incorporated herein.
3. **Price and Payment Terms.** Customer shall pay DTE \$ **8,721.25** on a monthly basis (the "Monthly Fee"). On the first (1st) day of each month, DTE shall tender to Customer an invoice for services rendered during the current month, which shall be paid by Customer within 30 days of the date of the invoice (Net 30 terms). Customer shall not be entitled to reduce or offset any payments owed to DTE hereunder for any reason. A processing fee of 2.75% will be added to all credit transactions.
 - a. **Late Payments.** Any unpaid balance will bear interest at a rate of 1.5% per month (18% per year). The unpaid balance shall be determined by taking the beginning balance of the account for each month, adding any new charges and subtracting any payments made to the account. In the event payment remains past due for a period in excess of ten (10) days, DTE's obligations under this Agreement will be suspended until payment is made in full. Customer shall reimburse DTE for all costs and expenses reasonably incurred by DTE in collecting past due amounts, including attorneys' fees and court costs.
 - b. **Price Increases.** The Monthly Fee shall increase every twelve (12) months (the "Anniversary Date") by the greater of i) 3% or ii) a percentage equal to the percentage change in the Consumer Price Index statistics published by the United States Bureau of Labor. Comparisons shall be made using the index entitled, "U.S. City Average/All Items and Major Group Figures for all Urban Consumers" or the nearest comparable data on changes in the cost of living, if such index is no longer published. The change shall be determined by comparison of the figure for the date twelve (12) months earlier, with that of the Anniversary Date, and shall be rounded to the nearest ten (10) dollars. DTE reserves the right to increase the Monthly Fee at any time upon thirty (30) days prior written notice to Customer. If Customer rejects such increase, either Party may terminate this Agreement upon thirty (30) days' prior written notice to the other Party.
 - c. **Fuel Surcharge.** Customer agrees to pay DTE a monthly fuel surcharge to the extent the fuel price exceeds \$3.25 per gallon, as reported at [Florida Regular Conventional Retail Gasoline Prices](#). An adjustment to the fuel surcharge will be made based on a monthly review (the "Review Period") of the fuel price. The fuel surcharge shall be based on the average fuel price from the preceding three (3) month period) (the "Indexed Fuel Price"), and implemented at the beginning of the next calendar month. Adjustments will be applied or removed as of each Review Period. Each \$0.50 incremental rise in the fuel price will result in a 1% fuel surcharge (Example: If Indexed



Fuel Price is \$3.26-\$3.75 per gallon, the fuel surcharge will be 1% of the total amount invoiced. If Indexed Fuel Price is \$3.76-\$4.25 per gallon, the fuel surcharge will be 2% of the total amount invoiced).

4. **Indemnification.** DTE shall indemnify and hold harmless Customer from any and all injuries, damages, causes of action or claims to the extent they are caused by negligent or intentional acts or omissions on the part of DTE, its agents, subcontractor, employees, or others acting on behalf of DTE, in the performance of its obligations under this Agreement. Customer is required to notify DTE within 30 days of the date Customer is notified or discovers any potential claim, cause of action, or damages potentially caused by DTE.
5. **Insurance.** DTE, for itself, its subcontractors, agents, and employees, shall maintain the following insurance coverage throughout the duration of this Agreement:
 - a. Commercial general liability insurance with a minimum combined single limit of liability of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and/or death and/or property damage and/or personal injury;
 - b. Pollution liability insurance with a limit of liability of \$1,000,000 per each incident and \$2,000,000 aggregate; and
 - c. Workers' compensation insurance on behalf of each of its employees or laborers working on the property in accordance with all applicable laws. DTE shall deliver to Customer an insurance certificate evidencing such insurance prior to the signing of this Agreement.
6. **Standard of Performance.** DTE shall use due care, skill, and diligence in the performance of its obligations under this Agreement and shall perform all its obligations in its best workmanlike manner and in accordance with the accepted standards for professional landscape contractors in the state of Florida. All materials used in performing any obligation under this Agreement shall be of first quality and shall be used strictly in accordance with manufacturer's specifications.
7. **Time.** Time is of the essence in performing the obligations under this Agreement. In the event that performance by DTE shall be interrupted or delayed by any occurrences outside DTE's commercially reasonable control, including but not limited to acts of God, inability to secure labor and/or products, and rules, regulations or restrictions imposed by any government or governmental agency, DTE shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
8. **Independent Contractor Relationship.** All work performed by DTE under this Agreement shall be as an independent contractor, and in no way shall DTE be considered an employee of the Customer.
9. **Termination.** Given the nature of the work contemplated by this Agreement, the parties acknowledge that conditions change due to the natural growing cycle, weather patterns, wear and tear of the grounds, and other causes, both foreseen and unforeseen. Should Customer believe that a condition exists that would give it cause to terminate this Agreement, Customer shall promptly (within 24 hours) notify DTE in writing of the condition. Customer acknowledges that it shall have an affirmative obligation to photograph any such condition within 24 hours of discovery of that condition and that the failure to do so shall constitute spoliation of evidence. DTE shall have no less than seven (7) days to inspect and acknowledge such condition. DTE will then have (thirty) 30 days to cure the condition. If DTE fails to commence cure of the condition within the prescribed time, and continue to cure in a diligent fashion, Customer may



terminate the Agreement with no further liability; by providing DTE ninety (90) days' prior written notice of termination. DTE may terminate this Agreement immediately if Customer fails to cure a payment default within thirty (30) days of receipt of notice of such from DTE. Customer further acknowledges that as inducement to enter a long-term relationship, DTE may agree to provide incentives that shall not become "earned" until the end of the Initial Term. If Customer terminates this Agreement for any reason within the Initial Term, Customer must reimburse DTE the full amount of any incentives provided.

- 10. Notices.** Any notice required to be sent to Customer or DTE under this Agreement shall be sent to the parties at the following address unless otherwise specified:

Customer:

Shingle Creek at Bronson CDD
c/o Governmental Management Services (GMS)
1408 Hamlin Avenue Unit E
St Cloud FL 34771

DTE:

Down to Earth
2701 Maitland Center Parkway
Suite 200
Maitland, Florida 32751
Phone: 321-263-2700
Fax: 352-385-7229
www.dtelandscap.com

- 11. Governing Law and Binding Effect; Venue.** This Agreement and the interpretation and enforcement of the same will be governed by and construed in accordance with the laws of the State of Florida and will be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and assigns. Venue for all actions arising from this agreement shall be located within the applicable Florida county of the property address.
- 12. Integrated Agreement, Waiver and Modification.** This Agreement represents the complete and entire understanding and agreement between the parties hereto with regard to all matters involved in this transaction and supersedes any and all prior or contemporaneous agreements, whether written or oral. No agreements or provisions, unless incorporated herein, will be binding on either party hereto. This Agreement may not be modified or amended, nor may any covenant, agreement, condition, requirement, provision, warranty, or obligation contained herein be waived, except in writing signed by both parties or, in the event that such modification, amendment or waiver is for the benefit of one of the parties hereto and to the detriment of the other, then the same must be in writing signed by the party to whose detriment the modification, amendment or waiver inures.
- 13. Litigation and Attorneys' Fees.** In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees.
- 14. Severability.** Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in full force and effect, but without giving effect to such provision.
- 15. No Third-Party Beneficiaries.** The parties hereto intend that this Agreement shall not benefit or create



any right or cause of action in or on behalf of any person other than the parties hereto. No future or present employee or customer of either of the parties nor their affiliates, successors or assigns or other person shall be treated as a third-party beneficiary in or under this Agreement.

Shingle Creek at Bronson CDD

Name _____

Title _____

Signature **Date**

Down to Earth

Name _____

Title _____

Signature **Date**



Exhibit "A"

Service Agreement Specifications

Between **Down to Earth** (herein “DTE”) and **Shingle Creek at Bronson CDD** (“Customer”) the services to be performed hereunder for the Monthly Fee are set forth below. Any work performed in addition to these services will be separately invoiced as provided in this Agreement.

LANDSCAPE MAINTENANCE PROGRAM

I. TURF GRASS SPECIFICATIONS

i. Mowing

Mowing shall be performed as frequently as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. (Approximately 42 cuts annually.)

DTE may alter mowing frequencies according to seasonal needs and environmental conditions that may include but are not limited to, excessive rain and wet conditions, cold weather, extreme weather, etc. Areas that cannot be serviced due to risk of creating damage will be notified to the Customer and /or the Property Management.

Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers.

Mower blades will be kept sharp to prevent the tearing of grass blades.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2” to 4 1/2” in height, with no more than 1/2 of leaf blade removed during mowing.

Zoysia turf should be maintained at a mowing height of 1” to 2” in height, with no more than 1/2 of leaf blade removed during mowing. The initial cut in the beginning of the season can be shorter to remove dead leaf tissue and increase the rate of green up.

Bermuda Sod shall be maintained at a mow height of 1” to 3”, depending on seasonal requirements.

ii. Edging

Edging will be completed as needed around plant beds, curbs, streets, trees, and buildings. The shape and configuration of plant beds will be maintained.

Hard surfaces will be blown to support a clean, well-groomed appearance.



iii. Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf maintenance except for lake banks, roadside drainage ditches, and Bahia turf areas.

iv. Debris Removal

Removal of all landscape debris generated on the property during landscape maintenance is the responsibility of DTE.

v. Fertilization

Irrigated Turf shall be fertilized up to four (4) times per year as to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of DTE.

At times, environmental conditions may require additional applications of nutrients augmenting the above fertilization programs to ensure that turf areas in top condition. DTE can provide service upon Customer request at an additional cost.

All fertilizer applications will adhere to UF recommended Nitrogen application rates for the turf varieties present, using GI-BMP guidelines to help reduce the need for chemical intervention and protect the ground water.

vi. Insect & Disease Control

DTE will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. DTE will strictly comply with all state and federal regulations.

DTE employs an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

II. PLANTING BEDS, SHRUBS, WOODY ORNAMENTAL, GROUNDCOVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATION

i. Pruning

Customer will be on a selective, continuous prune cycle as needed to avoid the loss of landscape integrity and aesthetic structure.

Individual plant service will be pruned using guidelines of the UF/IFAS.

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications unless Customer requests otherwise.



Plants, hedges, shrubbery, and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

ii. Tree Pruning

Trees shall be maintained with clear trunks with lower branch elevations to 10 feet.

Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 12' from ground. Moss removal and tree spraying may be performed at an additional charge.

iii. Palm Pruning

All palms up to a maximum height of 12' overall shall be pruned and shaped as required removing dead fronds and spent seed pods. Palms up to a maximum of height 12' overall are to be thoroughly detailed with all fronds trimmed to lateral position annually.

DTE will provide service for Palms over a maximum height of 12' at no additional cost.

iv. Crape Myrtle Pruning

Crape Myrtles up to a maximum height of 12' overall can be pruned and shaped each February to promote vigorous blooming and maintain desired size. All sucker branching, seedpods, and ball moss must also be removed. No larger than 1" diameter branches will be removed. Extensive cutbacks ("Hat Racking") will be at the direction and approval of the Customer for an additional fee determined by debris and size of limbs being removed.

DTE can provide service for Crape Myrtles over a maximum height of 12' and "Hat Racking" upon Customer request at an additional cost.

v. Edging and Trimming

Groundcovers will be confined to plant bed areas by manual or chemical means, as environmental condition permits. "Weed eating" type edging will not be used around trees.

vi. Fertilization

Plant beds, shrubs, woody ornamental, and ground covers shall be fertilized up to two (2) times per year as to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of DTE.

All ornamentals will be fertilized utilizing a product with a balanced analysis and good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

vii. Insect and Disease control

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit.

viii. Weed Control



Open ground between plants shall be maintained in a condition of acceptable weed density by manual or chemical means, as environmental, horticultural, and weather conditions permit.

All mulch areas or plant beds shall be maintained in a condition of acceptable weed density.

III. IRRIGATION

DTE shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred. DTE will be responsible for controlling the amount of water used for irrigation and any damage that results from over watering and insufficient watering. DTE is not responsible and cannot control any City or County Watering Guidelines. Any plant or turf area damage caused by the lack of water due to these "watering guidelines" will not be DTE's responsibility.

DTE will fully inspect and operate all the irrigation zones on a monthly basis.

Irrigation components damaged by other than DTE due to construction, vandalism, or other causes shall be reported to the Customer. DTE, if authorized by the Customer, shall repair the damage at a Time and Material rate.

DTE is approved to make repairs up to \$250 per wet check or work order without approval of Customer.

IV. MULCHING

Mulch is provided under this Agreement. DTE can provide service for mulching upon Customer request at an additional cost.

All beds or otherwise bare ground areas and tree rings should be maintained with a layer of mulch sufficient to cover the bare ground and prevent weeds.

V. ANNUAL FLOWERS MAINTENANCE PROGRAM

Annual Flowers are not provided under this Agreement. DTE can provide service for Annual Flowers upon Customer request at an additional cost.

DTE will not be held responsible for any acts of God (i.e., wind damage, freeze damage). The practice of covering plant material during a freeze to prevent damage is an extra charge to this contract and does not guarantee plant survival.



VI. ADDITIONAL SERVICES

DTE is a full-service Landscape, Irrigation, and Pest Control Company. We offer many solutions to all horticultural-related needs such as Landscape Lighting, and many other landscape improvements. We offer Free Estimates & Designs.

DTE shall provide services over and above the contract specifications with written authorization from Customer. Rates for labor shall be provided upon request.

VII. REQUIRED ADDENDUMS / LANDSCAPE ALTERATIONS

DTE shall not be responsible for the following additional service requests unless specifically agreed to in writing in an Addendum to this Agreement:

- i. Damage caused to decorative concrete curbing;
- ii. Damage caused to stucco on homes and/or fences if a maintenance strip is not installed;
- iii. Maintenance of additional landscape installed by the homeowner.
- iv. Maintenance of backyards if a privacy fence is installed, which requires smaller push mowers and string trimming to entire perimeter fence.



SECTION IX

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

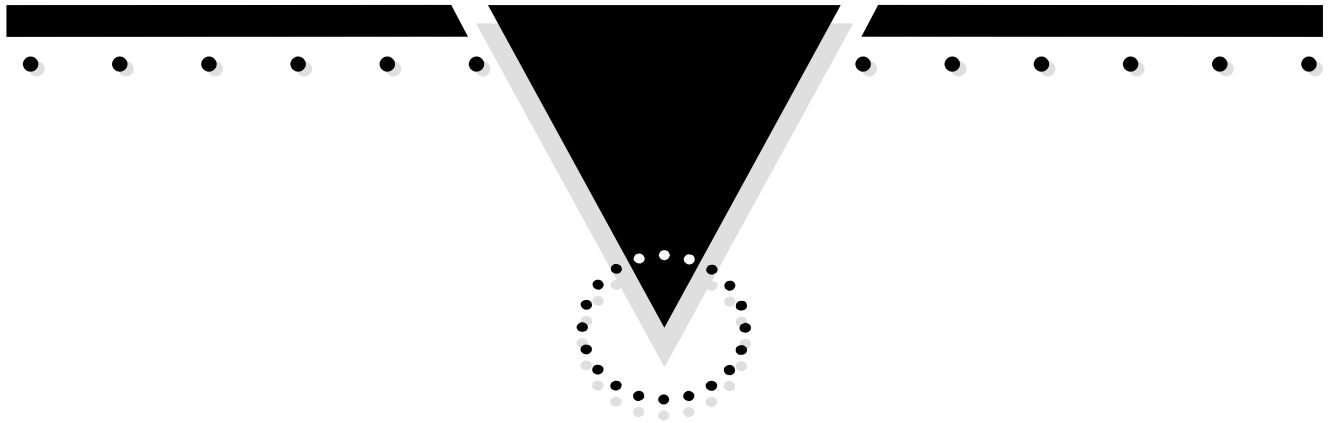
Summary of Checks

September 26, 2022 to October 1, 2022

Bank	Date	Check #	Amount
General Fund	10/12/22	171	\$ 29.92
	10/13/22	172-174	\$ 6,017.37
	10/20/22	175	\$ 275.00
			<hr/> \$ 6,322.29
Payroll Fund	<u>October 2022</u>		
	Adam Morgan	50047	\$ 184.70
	Brent Kewley	50048	\$ 184.70
	James Yawn	50049	\$ 184.70
	Patrick Bonin Jr.	50050	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 7,061.09

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/12/22	00002	10/12/22 TWA-LS	202210 310-51300-49000		*	29.92	
		ADDL CLOSING FEE LIFT STN					
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			29.92 000171
10/13/22	00010	10/01/22 76035	202210 320-53800-47000		*	135.00	
		WATERWAY MNT-2 POND OCT22					
		10/01/22 76035	202210 320-53800-47000		*	740.00	
		WATERWAY MNT-3 POND OCT22					
				AQUATIC WEED CONTROL, INC.			875.00 000172
10/13/22	00001	10/01/22 64	202210 310-51300-34000		*	2,843.75	
		MANAGEMENT FEES OCT22					
		10/01/22 64	202210 310-51300-35200		*	50.00	
		WEBSITE ADMIN OCT22					
		10/01/22 64	202210 310-51300-35100		*	87.50	
		INFORMATION TECH OCT22					
		10/01/22 64	202210 310-51300-31300		*	291.67	
		DISSEMINATION FEE OCT22					
		10/01/22 64	202210 310-51300-51000		*	.24	
		OFFICE SUPPLIES					
		10/01/22 64	202210 310-51300-42000		*	4.33	
		POSTAGE					
		10/01/22 64	202210 310-51300-42500		*	12.15	
		COPIES					
		10/01/22 65	202210 320-53800-12000		*	656.25	
		FIELD MANAGEMENT OCT22					
				GOVERNMENTAL MANAGEMENT SERVICES			3,945.89 000173
10/13/22	00002	10/12/22 106197	202209 310-51300-31500		*	1,196.48	
		TOHO EASEMENT/DTE AGRMNT					
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			1,196.48 000174
10/20/22	00004	9/26/22 60924167	202209 310-51300-48000		*	275.00	
		NOT OF FY23 MEETING DATES					
				ORLANDO SENTINEL			275.00 000175
TOTAL FOR BANK A						6,322.29	
TOTAL FOR REGISTER						6,322.29	

SECTION 2



Shingle Creek at Bronson Community Development District

**Unaudited Financial Reporting
September 30, 2022**



TABLE OF CONTENTS

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

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

September 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$249,242	---	---	\$249,242
<u>INVESTMENTS</u>				
SERIES 2021				
RESERVE	---	\$390,150	---	\$390,150
REVENUE	---	\$258,362	---	\$258,362
CONSTRUCTION	---	---	\$618,805	\$618,805
PREPAID EXPENSES	\$10,563	---	---	\$10,563
TOTAL ASSETS	\$259,805	\$648,512	\$618,805	\$1,527,123
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,471	---	\$4,780	\$6,251
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE	---	\$648,512	---	\$648,512
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$614,025	\$614,025
UNASSIGNED	\$258,334	---	---	\$258,334
TOTAL LIABILITIES & FUND EQUITY	\$259,805	\$648,512	\$618,805	\$1,527,123

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<u>REVENUES:</u>				
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
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$4,800	\$4,800	\$6,200	(\$1,400)
FICA EXPENSE	\$367	\$367	\$474	(\$107)
ENGINEERING	\$12,000	\$12,000	\$3,620	\$8,380
ATTORNEY	\$25,000	\$25,000	\$13,563	\$11,437
DISSEMINATION	\$3,500	\$3,500	\$3,500	(\$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	\$32,500	\$32,500	\$0
INFORMATION TECHNOLOGY	\$1,050	\$1,050	\$1,050	\$0
WEBSITE MAINTENANCE	\$600	\$600	\$600	\$0
TELEPHONE	\$300	\$300	\$0	\$300
POSTAGE	\$1,000	\$1,000	\$116	\$884
INSURANCE	\$5,500	\$5,500	\$5,175	\$325
PRINTING & BINDING	\$1,000	\$1,000	\$155	\$846
LEGAL ADVERTISING	\$2,500	\$2,500	\$865	\$1,635
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$490	\$510
OFFICE SUPPLIES	\$625	\$625	\$3	\$622
PROPERTY APPRAISER	\$0	\$0	\$401	(\$401)
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$7,500	\$7,500	\$7,500	\$0
PROPERTY INSURANCE	\$1,500	\$1,500	\$0	\$1,500
ELECTRIC	\$2,500	\$2,500	\$0	\$2,500
STREETLIGHTS	\$11,000	\$11,000	\$0	\$11,000
WATER & SEWER	\$10,000	\$10,000	\$3,947	\$6,053
LANDSCAPE MAINTENANCE	\$114,514	\$114,514	\$45,999	\$68,515
LANDSCAPE CONTINGENCY	\$7,500	\$7,500	\$0	\$7,500
IRRIGATION REPAIRS	\$5,000	\$5,000	\$0	\$5,000
LAKE MAINTENANCE	\$12,500	\$12,500	\$3,840	\$8,660
LAKE CONTINGENCY	\$1,000	\$1,000	\$0	\$1,000
CONTINGENCY	\$2,399	\$2,399	\$0	\$2,399
REPAIRS & MAINTENANCE	\$5,000	\$5,000	\$0	\$5,000
TOTAL EXPENDITURES	\$287,180	\$287,180	\$144,062	\$143,118
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$145,801	\$0
FUND BALANCE - Beginning	\$0	\$0	\$112,533	\$0
FUND BALANCE - Ending	\$0	\$0	\$258,334	\$0

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/22	ACTUAL THRU 9/30/22	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	\$1,882	\$1,882
TOTAL REVENUES	\$780,300	\$780,300	\$789,479	\$9,179
<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	(\$1,061)	\$1,061
TOTAL SOURCES/(USES)	\$0	\$0	(\$1,061)	\$1,061
EXCESS REVENUES (EXPENDITURES)	(\$73,455)		(\$65,337)	
FUND BALANCE - Beginning	\$323,697		\$713,849	
FUND BALANCE - Ending	\$250,242		\$648,512	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
INTEREST	\$0	\$0	\$9,211	\$9,211
TOTAL REVENUES	\$0	\$0	\$9,211	\$9,211

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$12,368,177	(\$12,368,177)
TOTAL EXPENDITURES	\$0	\$0	\$12,368,177	(\$12,368,177)

OTHER SOURCES/(USES)

TRANSFER IN	\$0	\$0	\$1,061	(\$1,061)
TOTAL SOURCES/(USES)	\$0	\$0	\$1,061	(\$1,061)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$12,357,906)	
FUND BALANCE - Beginning	\$0		\$12,971,930	
FUND BALANCE - Ending	\$0		\$614,025	

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	\$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	\$103,661	\$365	\$82,703	\$10,770	\$32,729	\$1,394	\$2,633	\$0	\$0	\$0	\$289,863
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$600	\$0	\$0	\$0	\$600	\$800	\$800	\$800	\$800	\$0	\$800	\$1,000	\$6,200
FICA EXPENSE	\$46	\$0	\$0	\$0	\$46	\$61	\$61	\$61	\$61	\$0	\$61	\$77	\$474
ENGINEERING	\$190	\$0	\$0	\$0	\$380	\$285	\$190	\$0	\$2,145	\$0	\$430	\$0	\$3,620
ATTORNEY	\$540	\$86	\$0	\$75	\$490	\$2,790	\$1,263	\$539	\$2,319	\$886	\$3,380	\$1,196	\$13,563
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$3,500
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	\$2,708	\$32,500
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$1,050
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
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	\$3	\$116
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	\$21	\$155
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$590	\$0	\$275	\$865
OTHER CURRENT CHARGES	\$38	\$35	\$41	\$38	\$38	\$31	\$39	\$39	\$74	\$39	\$38	\$39	\$490
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	\$625	\$7,500
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	\$842	\$3,947
LANDSCAPE MAINTENANCE	\$2,550	\$2,550	\$2,550	\$2,550	\$2,550	\$2,550	\$2,601	\$2,601	\$6,403	\$6,403	\$6,358	\$6,330	\$45,999
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	\$875	\$3,840
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	\$9,137	\$8,614	\$20,522	\$13,201	\$16,317	\$14,421	\$144,062
EXCESS REVENUES (EXPENDITURES)	(\$18,327)	\$48,903	\$97,070	(\$7,314)	\$71,143	(\$217)	\$23,591	(\$7,220)	(\$17,889)	(\$13,201)	(\$16,317)	(\$14,421)	\$145,801

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
9/1/22		INTEREST		\$ 3,110.75
9/2/22		TRANSFER FROM RESERVE		\$ 510.97
TOTAL				\$ 10,271.62
Acquisition/Construction Fund at 9/30/21				\$ 12,972,310.37
Interest Earned thru 9/30/22				\$ 10,271.62
Requisitions Paid thru 9/30/22				\$ (12,363,777.15)
Remaining Acquisition/Construction Fund				\$ 618,804.84