

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*February 6, 2023*

# AGENDA

# *Shingle Creek at Bronson*

## *Community Development District*

219 E. Livingston Street, Orlando, Florida 32801

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

January 30, 2023

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, February 6, 2023 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 November 7, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 1, 2022 Landowners' Meeting
4. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
5. Ratification of Termination of Down to Earth Landscape
6. Consideration of Proposal from Frank Polly Sod & Landscape to Provide Landscape Maintenance Services
7. Discussion of Pending Plat Conveyances
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

Sincerely,



George S. Flint  
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, November 7, 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

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. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Next is public comment period and we don't have anybody other than staff and Board members.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint: Pat, Brent, and Seth were elected at the Landowner election, which had to be on November 1<sup>st</sup> to do the oath.

Mr. Morgan: Do you have to do that even if he is already on another one?

Mr. Flint: Yes, because he was reelected.

**B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint: Next is Resolution 2023-01 canvassing and certifying the results of the Landowners' election. We had a Landowner election last week and the Board sits as the canvassing Board to certify the results of that election. You can see that Pat Quaranta received 350 votes for a four-year term, Brent Kewley 350 votes for a four-year term, and Seth Yawn 349 votes for a two-year term. Any questions on the resolution? If not, is there a motion to approve it.

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

Mr. Flint: After each election, the statutes require that you elect officers.

**D. Consideration of Resolution 2023-02 Electing Officers**

Mr. Flint: Currently, Adam Morgan is Chair, Rob Bonin is Vice Chair, and the other three Board members are Assistant Secretaries. I am Secretary, Jill Burns is Treasurer, and Katie Costa is Assistant Treasurer.

Mr. Morgan: I will make a motion to keep it the same.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-02 Electing Officers, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 3, 2022 Meeting**

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

Mr. Morgan: I just wanted to go back, Kristen, to our Storey Lake Drive plat; we had a long discussion about that at the last meeting. Are we good on the plat?

Mr. Bonin: What do you mean about the plat?

Mr. Morgan: Pending plat conveyances.

Mr. Bonin: Are you talking about the lift station tract?

Mr. Morgan: Yes, the lift station conveyance.

Ms. Trucco: Yes, that's right. That is all done.

Mr. Morgan: We're all done? The plats good?

Ms. Trucco: That is correct.

Mr. Morgan: We can get CO's?

Mr. Bonin: We have always been able to get CO's. It was the final conveyance of the lift station tract, which is now recorded, right?

Ms. Trucco: That is correct. The deed from Lennar to the District was recorded and the deed from the District to Toho was also recorded.

Mr. Morgan: Perfect. Rob was requesting that once we got that.

*\*The audio recording stopped at this time.*

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the October 3, 2022 Meeting, were approved as presented.

#### **FIFTH ORDER OF BUSINESS**

#### **Ratification of Series 2021 Requisition #10**

*\*The audio recording restarted at the beginning of the fifth order of business.*

Mr. Flint: Next is ratification of Series 2021 Requisition #10. This is for engineering services related to preparing the reimbursement to Lennar for \$2,110. Is there a motion to ratify?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Series 2021 Requisition #10, was ratified.

#### **SIXTH ORDER OF BUSINESS**

#### **Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022**

Mr. Flint: Next is ratification of the agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022. The Board selected Grau & Associates as the independent auditor. They provided pricing for five years. In order to get the audit started, I executed the agreement. I am asking the Board to ratify that.

Mr. Morgan: I will make a motion to ratify it.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022, was ratified.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Landscape Maintenance Agreement with Down to Earth Landscape**

Mr. Flint: Next is a landscape proposal from Down to Earth. They are asking for a 20% increase in their contract. This came out of left field for us. When they came forward with their contract renewal, they asked for 20% increase on all their contracts that we are involved with and across the Board. Although I don't agree with the 20% increase, our contracts have a 30-day out with no cost. In order to not have a gap in service, my suggestion would be to approve this, but authorize us to bid out landscape maintenance.

Mr. Morgan: We are not exactly happy with the service we are getting from them right now. Is that correct?

Mr. Flint: No, we are not.

Mr. Bonin: Does this \$8,700 a month reflect the increase, or it is on top of that?

Mr. Flint: This reflects the increase.

Mr. Scheerer: Yes, but we are still short the two ponds and a piece on Nature's Ridge that has not been turned over.

Mr. Bonin: Is there a map with this quote?

Mr. Scheerer: No sir. I have a Bronson map for you though, Rob, if you would like to see it.

Mr. Bonin: You're saying this includes everything but what?

Mr. Scheerer: The two ponds that are left to be turned over.

Mr. Morgan: The one on the right as soon as you come in.

Mr. Scheerer: The one just past the creek on the right.

Mr. Bonin: The one as your leaving on the right and then the one on the back side.

Mr. Morgan: Yes, that is correct.

Mr. Scheerer: There is funding in the budget right now for us to do that until, like George said, to bid it out and I have sent this information to Mark Kirkland.

Mr. Morgan: We are working towards that goal?

Mr. Scheerer: Yes.

Mr. Morgan: Okay.

Mr. Flint: Yes, this is under the formal bid threshold, so we can get the bidding done a little quicker than we would if we had to advertise it and do the bid opening. We do have significant concerns about their performance.

Mr. Morgan: This is for everything in Shingle Creek?



Mr. Scheerer: No, just Bronson.

Mr. Morgan: Just Bronson Phases 1, 2, and 3?

Mr. Scheerer: Yes.

Mr. Bonin: When would this take effect?

Mr. Flint: This is effective October 1.

Mr. Scheerer: I believe they agreed to hold their price in October at the old contract rate, so we would pay the rate from 2022 and if this is approved today it would go effective November 1<sup>st</sup>. So, that would be just this month. They have not invoiced me for November yet.

Mr. Bonin: Okay, I am not agreeing to a full contract. I will agree to one month term. Can we do a partial?

Mr. Flint: We have a 30-day termination provision in our agreement.

Mr. Bonin: I don't like that.

Mr. Flint: Okay.

Mr. Bonin: So, what can we do here? Do we have the option to just authorize them through November or through the end of the year?

Mr. Morgan: I would say go at least to the end of the year because we are already halfway through November.

Mr. Flint: They would have to agree to hold their price. Are you agreeing to the 20% increase, but you want to define the limit?

Mr. Bonin: Yes.

Mr. Flint: Okay, we could go back to them and just go with through the end of December.

Mr. Bonin: I want to get their attention on top of this. I want to get their attention with this price increase.

Mr. Flint: They will get the attention when we issue the RFP, but I understand what you're saying.

Mr. Morgan: Let's just go back and say we approve the increase for November and December, through the end of the year.

Mr. Trucco: Do we want to do a motion and delegate authority to perhaps Rob to have the final say.

Mr. Morgan: He is already Vice Chair. He is already delegated, right?

Mr. Flint: Well, you need to set the parameters if we are going to negotiate and agree to something other than what we're talking about. If we go to them and we say that we just want to extend the contract through the end of the calendar year at the increased rate and they say no we are not going to do that, then we will have to call a special meeting and scramble to get someone else to replace them, if they don't agree.

Mr. Morgan: Just because we are approving it, Rob, doesn't mean we are paying it. We are going to put out an RFP next month, so it's going to get their attention.

Mr. Bonin: Is the RFP a public bid or is it under the price limit?

Mr. Morgan: It is under the price limit.

Mr. Flint: It is under the price limit. The only difference is we don't have to put an ad in the newspaper, we don't have to do a sealed bid, but we would still reach out to a half dozen companies.

Mr. Bonin: What if we forwarded to Frank Polly?

Mr. Scheerer: I forwarded it in the map and the scope of services, which is what you asked me to do last month.

Mr. Bonin: How long has he had it?

Mr. Scheerer: About ten days now. We have been trying to meet up. We are meeting this week to look at everything in the field because he is kind of doing everything. We need to make sure that he understands that this is the only thing the CDD is doing.

Mr. Morgan: This is Mark?

Mr. Scheerer: Yes, this is the map. That is just a generic map. It covers everything that the CDD has. Like I said, about 85% has been turned over, maybe 90%, with the exception of the two ponds and the other side of Nature's Ridge heading towards Pioneer Village. He has all of that. By next month I will have a number for you. I don't think that there is anything missing off of that map.

Mr. Bonin: Why aren't these ponds counted? Those last two.

Mr. Scheerer: Because when you asked me to meet with Mark and Pat, Pat said that the ponds weren't ready to turn over yet, so they weren't turned over.

Mr. Bonin: That was quite a while ago.

Mr. Scheerer: Yes.

Mr. Morgan: Yes, they are ready to be turned over.

Mr. Bonin: Probably since I said that three months ago, they are ready.

Mr. Scheerer: We just met two months ago because we brought that addendum back to the Board in our previous meeting.

Mr. Morgan: Rob, the most efficient thing to be, if I understand George correctly, would be to go ahead and approve the increase and then we will proceed with putting out an RFP. Most likely, at the most we would pay this increase would be for two months.

Mr. Bonin: Alright.

Mr. Morgan: Otherwise, we might get stuck if they decide to not agree.

Mr. Flint: We may find that Frank Polly is higher than this, even with the 20%.

Mr. Bonin: Yes, that very well may end up being the case. We want someone other than Frank Polly quoting.

Mr. Flint: We plan to send it out to several. We will get with Michelle and whoever else and decide who we want to send it to.

Ms. Udstad: Is that just for a specific phase or area?

Mr. Morgan: It is for all of Bronson.

Ms. Trucco: If the ponds are ready to go, then we can draft conveyance documents, get them signed, and then have the Board ratify it, if they are complete.

Mr. Bonin: They have been completed. We didn't need to maintain them because no residents had closed homes in there yet, but they have now.

Mr. Scheerer: Yes, we were ready when you asked us to do it, but that was not ready to be turned over.

Mr. Bonin: I am the one that says if they are ready or not.

Mr. Scheerer: Okay.

Ms. Trucco: Alan, can you send me the name of those ponds.

Mr. Scheerer: Yes mam, I can meet with the gang and have them cleaned up and mowed.

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

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Landscape Maintenance Agreement with Down to Earth Landscape, was approved.
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## **EIGHTH ORDER OF BUSINESS**

### **Discussion of Pending Plat Conveyances**

Mr. Flint: Pending plats and conveyances, anything we need to talk about? I think we talked about this last month; we got the lift station taken care of.

Ms. Trucco: That is done now, but I will get on the ponds.

Mr. Flint: These two ponds.

Mr. Morgan: Yes, that would be good and then we are done. That will be a completion of all conveyances, right Rob?

Mr. Bonin: Yes.

Mr. Morgan: Let's get that done.

Mr. Scheerer: When we do the RFP document, we will make sure that we call out those two ponds and the only thing that will leave is the remainder of Nature's Ridge where the homes are being done.

Mr. Morgan: Okay, they haven't installed the landscaping because of the pools.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Kristen, anything else?

Ms. Trucco: No, that is it from me. Thank you.

#### **B. Engineer**

Mr. Flint: Amanda, anything?

Ms. Udstad: No.

#### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. Flint: District manager's report, you have the check register from September 26<sup>th</sup> through October 31<sup>st</sup> for \$7,061.09. Any questions on the check register?

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, was approved.

##### **ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the financials through the September 30<sup>th</sup>. If there are any questions, we can discuss those. If not, then there is no action required.

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business or Supervisor's request?

Mr. Morgan: We have funds left in the construction budget?

Mr. Flint: There is \$614,000.

Mr. Morgan: \$648,000 or \$614,000?

Mr. Flint: \$614,000.

Mr. Morgan: Do we have anything we can bill out on that? Must be something in there.

Mr. Flint: I'm sure.

Mr. Morgan: Amanda, is there anything left that you know of?

Ms. Udstad: I do not, but I can look and see if there is.

Ms. Trucco: Has Lennar already been paid for the lift station?

Mr. Morgan: I don't think we've been paid for the lift station, have we? The CDD been paid for the lift station yet? We have got \$614,00 left in the construction budget. So, we need to figure out how we can bill that out. Amanda, I will get with you. I will follow up with you, Rob.

Mr. Bonin: If we utilized all the infrastructure money, then we are talking Toho mobility fees are up.

Mr. Morgan: Toho mobility fees and lift station.

Ms. Trucco: We can pay those out after the lift station.

Mr. Morgan: Ok, lift station. That will probably wrap it up, Rob.

Mr. Morgan: Okay, I'm good.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman / Vice Chairman



MINUTES OF MEETING  
SHINGLE CREEK AT BRONSON  
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Shingle Creek at Bronson Community Development District was held on Monday, November 1, 2022 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present were:

Stacie Vanderbilt  
George Flint

Proxy holder for LEN OT Holdings, LLC  
GMS

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Mr. Flint noted that they had determined the number of voting units represented. He noted that he had been provided a Landowner proxy on behalf of LEN OT Holdings, LLC representing 374 authorized votes. He added that the proxy names Ms. Stacie Vanderbilt as the proxy holder executed by Mark McDonald an authorized officer of LEN OT Holdings, LLC.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Mr. Flint called the meeting to order.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Mr. Flint was elected as Chairperson to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisors  
(3)**

Mr. Flint asked for any nominations for the position of Supervisor. The nominations were Pat Quaranta to seat #3, Brent Kewley to seat #4, and Seth Yawn to seat #5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

The ballot was filled out as follows; Pat Quaranta with 350 votes, Brent Kewley with 350 votes, and Seth Yawn with 349 votes.

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots and Announcement of Results**

Mr. Flint noted that Pat Quaranta and Brent Kewley will serve four-year terms, and Seth Yawn will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.



## SECTION IV



# KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Shingle Creek at Bronsons CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Shingle Creek at Bronsons CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Date: \_\_\_\_\_

Shingle Creek at Bronsons CDD

Signature: [Signature]

Print: George S. Flint

Title: District Manager

Date: 1/4/2023

Please return signed original copy, no later than January 31, 2023

2505 E IRLO BRONSON MEMORIAL HWY  
KISSIMMEE, FL 34744  
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

## SECTION V

***Shingle Creek at Bronson  
Community Development District***

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

January 13, 2023

SSS Down to Earth OPCO, LLC  
d/b/a Down to Earth  
Attn: Manager  
2701 Maitland Center Parkway, Suite 200  
Maitland, FL 32751

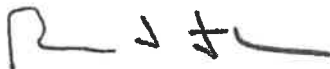
Re: Shingle Creek at Bronson CDD – Termination of Landscape Maintenance Agreement

To Whom it May Concern:

In accordance with Section 16(a) the agreement for Landscape Maintenance Services between the Shingle Creek at Bronson Community Development District (the “District”) and SSS Down to Earth OPCO, LLC d/b/a Down to Earth (“Down to Earth”), dated October 1, 2020 and amended on October 4, 2021 and November 7, 2022, this letter constitutes the District’s formal notice to Down to Earth of its termination of the agreement and amendments. The termination will be effective February 12, 2023.

If you should have any questions regarding this matter, please do not hesitate to contact me at 407-841-5524.

Sincerely,

A handwritten signature in black ink, appearing to read "George S. Flint", with a stylized flourish at the end.

George S. Flint,  
District Manager

## SECTION VI



14300 Eastside Street  
Groveland, FL 34736  
Office: (352) 429-9162  
Fax: (352) 429-8123  
Email: frankpollysod@aol.com

Shingle Creek @ Storey Lake CDD  
GMS Central FL  
Alan Sheerer

#### **Mowing**

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31<sup>st</sup>.

Mowing of all turf areas will be performed once every other week during the months of November 1<sup>st</sup> through February 28<sup>th</sup>.

Pond areas to be mowed every other week. -Pond in blue only

#### **Edging**

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

#### **String Trimming**

String-trimming will be done on the same schedule as mowing.

#### **Pruning**

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

#### **Weeding of Shrubs or Tree Beds**

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

#### **Fertilization and Pest Control - St Augustine Sod only**

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

#### **Irrigation**

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

#### **Landscape Debris**

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.

Dispose of all trash and litter in landscape beds.



**Damages**

We are not responsible for freeze/freeze damage cleanup.  
Areas of irrigation not 100% covered.

**Insurance**

The contractor carries Workers Compensation and General Liability for all properties.

**General**

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.  
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner's representative after each week of service.  
Includes 40 yds of Pine Bark, once a year

**Work Not Included**

The following items would be an "extra" to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner's prior authorization.

Sweeping of parking areas, driveways and breezeways except for the clean-up of debris generated by our work.

Annuals -4" pots, installed @ \$1.50 each

Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts),

Pruning and weeding of Homeowner's beds not included.

**Length of Contract**

This contract will be for a period of twelve months beginning Jan 1, 2023 and ending on Dec 31, 2023

**Compensation**

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$ 6,250.00 per month. Payment is due by the 20th of the month following the service.

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

**Other provisions**

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.

This agreement is not a binding contract until signed by all parties.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.



Frank Polly, Owner  
Frank Polly Sod, Inc.

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Printed Name









## SECTION VIII

## SECTION C

# SECTION 1

# Shingle Creek at Bronson Community Development District

## Summary of Checks

November 28, 2022 to January 31, 2023

Bank	Date	Check #	Amount
General Fund	11/29/22	183	\$ 14,680.72
	12/9/22	184-186	\$ 715,626.20
	12/14/22	187-189	\$ 6,585.88
	1/5/23	190	\$ 9,303.62
	1/13/23	191-193	\$ 7,977.24
	1/20/23	194	\$ 8,721.25
			<hr/> \$ 762,894.91
			<hr/> <b>\$ 762,894.91</b>

SC BRONSON - GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/29/22	00008	10/25/22	140949	LANDSCAPE SERVICES OCT22	202210	320	53800	46200		DOWN TO EARTH LAWCARE II, INC.	*	7,267.68	
		10/25/22	140949	FUEL SURCHARGE	202210	320	53800	46200			*	72.68	
		11/07/22	141963	LANDSCAPE SERVICES NOV22	202211	320	53800	46200			*	7,267.68	
		11/07/22	141963	FUEL SURCHARGE	202211	320	53800	46200			*	72.68	
12/09/22	00010	12/01/22	78124	WATERWAY MNT-2 POND DEC22	202212	320	53800	47000		DOWN TO EARTH LAWCARE II, INC.	*	135.00	14,680.72 000183
		12/01/22	78124	WATERWAY MNT-3 POND DEC22	202212	320	53800	47000			*	740.00	
12/09/22	00008	11/29/22	143911	LANDSCAPE TRUE UP NOV22	202211	320	53800	46200		AQUATIC WEED CONTROL, INC.	*	1,453.57	875.00 000184
		11/29/22	143911	FUEL SURCHARGE	202211	320	53800	46200			*	14.54	
		12/01/22	145065	LANDSCAPE MAINTENANCE DEC	202212	320	53800	46200			*	8,721.25	
		12/01/22	145065	FUEL SURCHARGE	202212	320	53800	46200			*	87.21	
12/09/22	00013	12/01/22	12012022	FY23 DEBT SERVICE SER2021	202212	300	20700	10000		DOWN TO EARTH LAWCARE II, INC.	*	30,791.39	10,276.57 000185
		12/07/22	12072022	FY23 DEBT SERVICE SER2021	202212	300	20700	10000			*	673,683.24	
12/14/22	00018	11/28/22	17620	HURRICANE-RESTAKE TREES	202211	320	53800	46300		SHINGLE CREEK AT BRONSON C/O USBANK	*	2,100.00	704,474.63 000186
		12/01/22	68	MANAGEMENT FEES DEC22	202212	310	51300	34000		FRANK POLLY SOD INC	*	2,843.75	2,100.00 000187
		12/01/22	68	WEBSITE ADMIN DEC22	202212	310	51300	35200			*	50.00	
		12/01/22	68	INFORMATION TECH DEC22	202212	310	51300	35100			*	87.50	
		12/01/22	68	DISSEMINATION FEE DEC22	202212	310	51300	31300			*	291.67	
		12/01/22	68	OFFICE SUPPLIES	202212	310	51300	51000			*	.33	

SCBC SHINGLE CREEK TVISCARRA

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 SC BRONSON - GENERAL FUND  
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/01/22	68	202212	68	POSTAGE	202212	310-51300-42000					*	6.27	
12/01/22	68	202212	68	COPIES	202212	310-51300-42500					*	4.35	
12/01/22	69	202212	69	FIELD MANAGEMENT DEC22	202212	320-53800-12000					*	656.25	
12/14/22	00002	12/09/22	107298	MTG/TASK/DEED/DTE AGR/AGD	202211	310-51300-31500				GOVERNMENTAL MANAGEMENT SERVICES	*	545.76	3,940.12 000188
1/05/23	00013	12/29/22	12292022	FY23 DEBT SRVC SER2021	202301	300-20700-10000				LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	9,303.62	545.76 000189
1/13/23	00010	1/01/23	79167	WATERWAY MNT-2 POND JAN23	202301	320-53800-47000				SHINGLE CREEK AT BRONSON C/O USBANK	*	135.00	9,303.62 000190
1/13/23	00001	1/01/23	70	MANAGEMENT FEES JAN23	202301	310-51300-34000				AQUATIC WEED CONTROL, INC.	*	2,843.75	875.00 000191
1/01/23	70	202301	310-51300-35200	WEBSITE ADMIN JAN23	202301	310-51300-35100					*	50.00	
1/01/23	70	202301	310-51300-35100	INFORMATION TECH JAN23	202301	310-51300-31300					*	87.50	
1/01/23	70	202301	310-51300-51000	DISSEMINATION FEE JAN23	202301	310-51300-51000					*	291.67	
1/01/23	70	202301	310-51300-42000	OFFICE SUPPLIES	202301	310-51300-42000					*	.12	
1/01/23	71	202301	320-53800-12000	FIELD MANAGEMENT JAN23	202301	320-53800-12000					*	2.28	
1/13/23	00013	1/10/23	01102023	FY23 DEBT SRVC SER2021	202301	300-20700-10000				GOVERNMENTAL MANAGEMENT SERVICES	*	656.25	3,931.57 000192
1/20/23	00008	1/05/23	147602	LANDSCAPE MAINT JAN23	202301	320-53800-46200				SHINGLE CREEK AT BRONSON C/O USBANK	*	3,170.67	3,170.67 000193
										DOWN TO EARTH LAWN CARE II, INC.	*	8,721.25	8,721.25 000194

TOTAL FOR BANK A 762,894.91

SCBC SHINGLE CREEK TVISCARRA

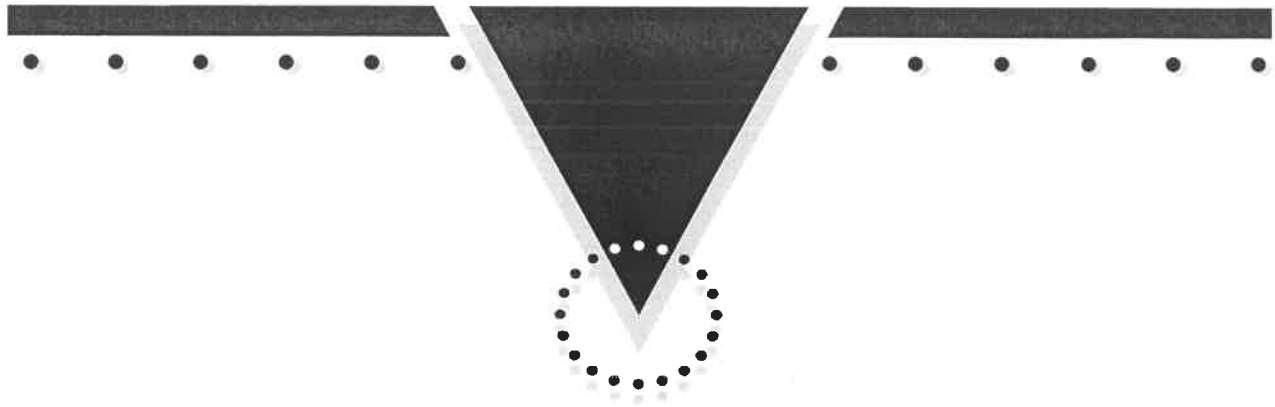
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	PAGE
									3

TOTAL FOR REGISTER 762,894.91

SCBC SHINGLE CREEK TVISCARRA

## SECTION 2





# **Shingle Creek at Bronson Community Development District**

## **Unaudited Financial Reporting**

**December 31, 2022**



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**SHINGLE CREEK AT BRONSON**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**December 31, 2022**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<b><u>ASSETS:</u></b>					
CASH	\$469,643	---	---	---	\$469,643
DUE FROM GENERAL FUND	---	---	\$9,304	---	\$9,304
<b><u>INVESTMENTS</u></b>					
SERIES 2021					
RESERVE	---	---	\$390,150	---	\$390,150
REVENUE	---	---	\$722,021	---	\$722,021
CONSTRUCTION	---	---	---	\$620,180	\$620,180
<b>TOTAL ASSETS</b>	<b>\$469,643</b>	<b>\$0</b>	<b>\$1,121,475</b>	<b>\$620,180</b>	<b>\$2,211,298</b>
<b><u>LIABILITIES:</u></b>					
ACCOUNTS PAYABLE	---	---	---	---	\$0
DUE TO DEBT SERVICE	\$9,304	---	---	---	\$9,304
<b><u>FUND EQUITY:</u></b>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE	---	---	\$1,121,475	---	\$1,121,475
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$620,180	\$620,180
RESTRICTED FOR CAPITAL RESERVE	---	\$0	---	\$0	\$0
UNASSIGNED	\$460,339	---	---	---	\$460,339
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$469,643</b>	<b>\$0</b>	<b>\$1,121,475</b>	<b>\$620,180</b>	<b>\$2,211,298</b>

# SHINGLE CREEK AT BRONSON

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b>REVENUES:</b>				
SPECIAL ASSESSMENTS - TAX ROLL	\$287,180	\$262,695	\$262,695	\$0
<b>TOTAL REVENUES</b>	<b>\$287,180</b>	<b>\$262,695</b>	<b>\$262,695</b>	<b>\$0</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$9,600	\$2,400	\$1,600	\$800
FICA EXPENSE	\$734	\$184	\$122	\$61
ENGINEERING	\$12,000	\$3,000	\$835	\$2,165
ATTORNEY	\$25,000	\$6,250	\$2,906	\$3,344
DISSEMINATION	\$3,500	\$875	\$875	(\$0)
ARBITRAGE	\$450	\$0	\$0	\$0
ANNUAL AUDIT	\$4,500	\$0	\$0	\$0
TRUSTEE FEES	\$5,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$34,125	\$8,531	\$8,531	\$0
INFORMATION TECHNOLOGY	\$1,050	\$263	\$263	\$0
WEBSITE MAINTENANCE	\$600	\$150	\$150	\$0
TELEPHONE	\$300	\$75	\$0	\$75
POSTAGE	\$1,000	\$250	\$13	\$237
INSURANCE	\$5,850	\$5,850	\$5,563	\$287
PRINTING & BINDING	\$1,000	\$250	\$28	\$222
LEGAL ADVERTISING	\$2,500	\$625	\$782	(\$157)
OTHER CURRENT CHARGES	\$1,000	\$250	\$147	\$103
OFFICE SUPPLIES	\$625	\$156	\$1	\$155
PROPERTY APPRAISER	\$425	\$106	\$0	\$106
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$7,875	\$1,969	\$1,969	\$0
PROPERTY INSURANCE	\$1,500	\$1,500	\$0	\$1,500
ELECTRIC	\$2,500	\$625	\$0	\$625
STREETLIGHTS	\$11,000	\$2,750	\$0	\$2,750
WATER & SEWER	\$10,000	\$2,500	\$1,625	\$875
LANDSCAPE MAINTENANCE	\$114,514	\$28,629	\$24,957	\$3,671
LANDSCAPE CONTINGENCY	\$7,500	\$1,875	\$2,100	(\$225)
IRRIGATION REPAIRS	\$5,000	\$1,250	\$0	\$1,250
LAKE MAINTENANCE	\$12,500	\$3,125	\$2,625	\$500
LAKE CONTINGENCY	\$1,000	\$250	\$0	\$250
CONTINGENCY	\$2,399	\$600	\$0	\$600
REPAIRS & MAINTENANCE	\$5,000	\$1,250	\$0	\$1,250
TRANSFER OUT - CAPITAL RESERVE	\$170,321	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$465,543</b>	<b>\$80,712</b>	<b>\$60,266</b>	<b>\$20,446</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$178,363)</b>		<b>\$202,429</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$178,364</b>		<b>\$257,910</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$460,339</b>	

# SHINGLE CREEK AT BRONSON

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL RESERVE FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b>REVENUES:</b>				
TRANSFER IN	\$170,321	\$0	\$0	\$0
INTEREST	\$100	\$25	\$0	(\$25)
<b>TOTAL REVENUES</b>	<b>\$170,421</b>	<b>\$25</b>	<b>\$0</b>	<b>(\$25)</b>
<b>EXPENDITURES:</b>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$170,421</b>		<b>\$0</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$170,421</b>		<b>\$0</b>	

# SHINGLE CREEK AT BRONSON

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2021

### DEBT SERVICE

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
SPECIAL ASSESSMENTS - TAX ROLL	\$780,300	\$713,778	\$713,778	\$0
INTEREST	\$0	\$0	\$3,969	\$3,969
<b>TOTAL REVENUES</b>	<b>\$780,300</b>	<b>\$713,778</b>	<b>\$717,747</b>	<b>\$3,969</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$246,563	\$246,563	\$246,563	\$0
PRINCIPAL - 06/15	\$290,000	\$0	\$0	\$0
INTEREST - 06/15	\$246,563	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$783,125</b>	<b>\$246,563</b>	<b>\$246,563</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER OUT	\$0	\$0	(\$2,383)	\$2,383
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$2,383)</b>	<b>\$2,383</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,825)</b>		<b>\$468,802</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$257,681</b>		<b>\$652,673</b>	
<b>FUND BALANCE - Ending</b>	<b>\$254,856</b>		<b>\$1,121,475</b>	

# SHINGLE CREEK AT BRONSON

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2021

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$3,773	\$3,773
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,773</b>	<b>\$3,773</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
TRANSFER IN	\$0	\$0	\$2,383	(\$2,383)
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,383</b>	<b>(\$2,383)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$6,155</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$614,025</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$620,180</b>	

# SHINGLE CREEK AT BRONSON

## Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
SPECIAL ASSESSMENTS - TAX ROLL	\$0	\$11,392	\$251,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,685
<b>TOTAL REVENUES</b>	\$0	\$11,392	\$251,863	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,685
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA EXPENSE	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
ENGINEERING	\$835	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$835
ATTORNEY	\$2,360	\$546	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,906
DISSEMINATION	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$875
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,844	\$2,844	\$2,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,531
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$4	\$3	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
INSURANCE	\$5,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,563
PRINTING & BINDING	\$12	\$11	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28
LEGAL ADVERTISING	\$782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$782
OTHER CURRENT CHARGES	\$69	\$39	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$656	\$656	\$656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,968
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	\$769	\$502	\$354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,625
LANDSCAPE MAINTENANCE	\$7,340	\$8,808	\$8,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,957
LANDSCAPE CONTINGENCY	\$0	\$2,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,625
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
<b>TOTAL EXPENDITURES</b>	\$28,575	\$17,674	\$14,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,266
<b>EXCESS REVENUES (EXPENDITURES)</b>	(\$28,575)	(\$6,342)	\$237,347	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,429



# 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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$13,710,000</b>

**SHINGLE CREEK AT BRONSON  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2023**

**TAX COLLECTOR**

Gross Assessments \$ 1,135,614 \$ 305,508 \$ 830,106  
Net Assessments \$ 1,067,477 \$ 287,178 \$ 780,299

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%
11/22/22	ACH	\$ 44,774.37	\$ 1,791.00	\$ 859.67	\$ -	\$ 42,123.70	\$ 11,332.31	\$ 30,791.39	\$ 42,123.70
12/9/22	ACH	\$ 979,616.55	\$ 39,185.60	\$ 18,808.62	\$ -	\$ 921,622.33	\$ 247,939.09	\$ 673,683.24	\$ 921,622.33
12/22/22	ACH	\$ 13,403.79	\$ 416.37	\$ 259.74	\$ -	\$ 12,727.68	\$ 3,424.06	\$ 9,303.62	\$ 12,727.68
1/10/23	ACH	\$ 4,563.00	\$ 136.88	\$ 88.53	\$ -	\$ 4,337.59	\$ 1,166.92	\$ 3,170.67	\$ 4,337.59
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 550.64	\$ 550.64	\$ 148.14	\$ 402.50	\$ 550.64
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 1,042,357.71	\$ 41,529.85	\$ 20,016.56	\$ 550.64	\$ 981,361.94	\$ 264,010.52	\$ 717,351.42	\$ 981,361.94

**Shingle Creek at Bronson  
Community Development District**

**Special Assessment Bonds, Series 2021**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2023</b>				
10/19/22	9	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #67939 - LENNAR REIMBURSEMENT #2 - AUG.22	\$ 2,670.00
10/13/22	10	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #68187 - LENNAR REIMBURSEMENT #3 - AUG.-SEPT.22	\$ 2,110.00
<b>TOTAL</b>				<b>\$ 4,780.00</b>
<b>Fiscal Year 2023</b>				
10/3/22		INTEREST		\$ 933.05
10/4/22		TRANSFER FROM RESERVE		\$ 588.38
11/1/22		INTEREST		\$ 1,262.52
11/2/22		TRANSFER FROM RESERVE		\$ 798.06
12/1/22		INTEREST		\$ 1,576.17
12/2/22		TRANSFER FROM RESERVE		\$ 995.77
12/21/22		INTEREST		\$ 0.76
12/22/22		TRANSFER FROM RESERVE		\$ 0.48
<b>TOTAL</b>				<b>\$ 6,155.19</b>
<b>Acquisition/Construction Fund at 9/30/22</b>				<b>\$ 618,804.84</b>
<b>Interest Earned thru 12/31/22</b>				<b>\$ 6,155.19</b>
<b>Requisitions Paid thru 12/31/22</b>				<b>\$ (4,780.00)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 620,180.03</b>