



**Shingle Creek at Bronson
Community Development District**

**Adopted Budget
FY 2024**



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Shingle Creek at Bronson

Community Development District

Fiscal Year 2024 General Fund

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Adopted Budget FY2024
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Revenues

Special Assessments - Tax Roll	\$287,180	\$288,905	\$0	\$288,905	\$287,180
Carry Forward Surplus *	\$178,364	\$191,375	\$0	\$191,375	\$104,801
Total Revenues	\$465,544	\$480,279	\$0	\$480,279	\$391,981

Expenditures

Administrative

Supervisor Fees	\$9,600	\$4,000	\$2,000	\$6,000	\$10,000
FICA Expense	\$734	\$306	\$153	\$459	\$765
Engineering	\$12,000	\$7,842	\$4,158	\$12,000	\$12,000
Attorney	\$25,000	\$7,430	\$4,570	\$12,000	\$25,000
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Arbitrage	\$450	\$450	\$0	\$450	\$450
Annual Audit	\$4,500	\$4,500	\$0	\$4,500	\$4,600
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$4,050
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Management Fees	\$34,125	\$25,594	\$8,531	\$34,125	\$37,500
Information Technology	\$1,050	\$788	\$263	\$1,050	\$1,800
Website Maintenance	\$600	\$450	\$150	\$600	\$1,200
Telephone	\$300	\$0	\$25	\$25	\$100
Postage	\$1,000	\$96	\$29	\$125	\$750
Printing & Binding	\$1,000	\$79	\$21	\$100	\$750
Insurance	\$5,850	\$5,563	\$0	\$5,563	\$6,200
Legal Advertising	\$2,500	\$782	\$1,718	\$2,500	\$2,500
Other Current Charges	\$1,000	\$379	\$120	\$499	\$600
Office Supplies	\$625	\$2	\$1	\$3	\$150
Property Appraiser	\$425	\$333	\$0	\$333	\$425
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$114,434	\$70,434	\$22,614	\$93,048	\$117,815

Operations & Maintenance

Field Services	\$7,875	\$5,906	\$1,969	\$7,875	\$10,000
Property Insurance	\$1,500	\$0	\$0	\$0	\$1,500
Electric	\$2,500	\$0	\$0	\$0	\$2,500
Streetlights	\$11,000	\$0	\$0	\$0	\$11,000
Water & Sewer	\$10,000	\$5,650	\$2,400	\$8,050	\$10,000
Landscape Maintenance	\$114,514	\$61,079	\$15,750	\$76,829	\$82,500
Landscape Contingency	\$7,500	\$6,606	\$0	\$6,606	\$7,500
Irrigation Repairs	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Lake Maintenance	\$12,500	\$7,875	\$2,625	\$10,500	\$13,295
Lake Contingency	\$1,000	\$0	\$250	\$250	\$1,000
Contingency	\$2,399	\$0	\$250	\$250	\$2,500
Repairs & Maintenance	\$5,000	\$0	\$500	\$500	\$5,000
Transfer Out - Capital Reserve	\$170,321	\$170,321	\$0	\$170,321	\$122,371
Total Operations & Maintenance	\$351,109	\$257,437	\$24,994	\$282,430	\$274,166

Total Expenditures

\$465,543	\$327,871	\$47,608	\$375,478	\$391,981
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Excess Revenues/(Expenditures)

\$0	\$152,409	(\$47,608)	\$104,801	\$0
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*Less 1st Quarter Operating Reserve

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

Property Type	Fiscal Year 2023			Increase Gross Per Unit	Fiscal Year 2024	
	Units	Gross Per Unit	% Increase		Gross Per Unit	Total Gross
Townhome	358	\$384	0%	\$0	\$384	\$137,406.56
Single Family	274	\$614	0%	\$0	\$614	\$168,104.08
Total	632				Gross Assessment	\$305,510.64

**Shingle Creek at Bronson
Community Development District**
GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

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

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 10 meetings.

FICA Expense

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

Engineering

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

Attorney

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

Dissemination

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

**Shingle Creek at Bronson
Community Development District**
GENERAL FUND BUDGET

Arbitrage

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

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

Property Insurance

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

Electric

Represents estimated electric cost.

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

Streetlights

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

Water & Sewer

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

Account #	Description	Monthly	Annual
002674346-033259219	4300 Natures Ridge Odd Drive 2" RM	\$550	\$6,600
	Contingency (Future Accounts)		\$3,400
Total			\$10,000

Landscape Maintenance

The District will maintain the landscaping within the District after installation of landscape material has been completed such as Nature's Ridge Drive, Tracts A, B, L3, P-1, P-2 and the Cove at Storey Lake PH II & III. The District has contract with Frank Polly Sod, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance	\$6,250	\$75,000
Contingency		\$7,500
Total		\$82,500

Landscape Contingency

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

Irrigation Repairs

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

**Shingle Creek at Bronson
Community Development District**
GENERAL FUND BUDGET

Lake Maintenance

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

Description	Monthly	Annual
Pond Maintenance - Ponds		
Pond 1 - 2	\$135	\$1,620
Pond 3	\$70	\$840
Pond 4	\$80	\$960
Pond 5	\$160	\$1,920
Pond 6	\$160	\$1,920
Pond 7	\$450	\$5,400
Contingency		\$635
Total		\$13,295

Lake Contingency

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

Contingency

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

Repairs & Maintenance

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

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Shingle Creek at Bronson

Community Development District

Fiscal Year 2024 Capital Reseve Fund

	Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Adopted Budget FY2024
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Revenues

Transfer In	\$170,321	\$170,321	\$0	\$170,321	\$122,371
Interest	\$100	\$3	\$0	\$3	\$1,200
Total Revenues	\$170,421	\$170,324	\$0	\$170,324	\$123,571

Expenses

Capital Outlay	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0

Excess Revenues/(Expenditures)	\$170,421	\$170,324	\$0	\$170,324	\$123,571
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Fund Balance - Beginning	\$0	\$0	\$0	\$0	\$170,324
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Fund Balance - Ending	\$0	\$170,324	\$0	\$170,324	\$293,895
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Shingle Creek at Bronson

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2021

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Adopted Budget FY2024
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Revenues

Special Assessments - Tax Roll	\$780,300	\$784,992	\$0	\$784,992	\$780,300
Interest	\$0	\$25,847	\$4,153	\$30,000	\$17,500
Carry Forward Surplus	\$257,681	\$262,523	\$0	\$262,523	\$282,714

Total Revenues	\$1,037,981	\$1,073,361	\$4,153	\$1,077,514	\$1,080,514
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Expenses

Interest - 12/15	\$246,563	\$246,563	\$0	\$246,563	\$242,938
Principal - 12/15	\$290,000	\$290,000	\$0	\$290,000	\$295,000
Interest - 6/15	\$246,563	\$246,563	\$0	\$246,563	\$242,938
Transfer Out	\$0	\$10,060	\$1,616	\$11,675	\$0

Total Expenditures	\$783,125	\$793,185	\$1,616	\$794,800	\$780,875
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Excess Revenues/(Expenditures)	\$254,856	\$280,176	\$2,537	\$282,714	\$299,639
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Interest - 12/15/2024	<u>\$239,250</u>
Total	<u><u>\$239,250</u></u>

Net Assessment	\$780,300
Collection Cost (6%)	<u>\$49,806</u>
Gross Assessment	<u><u>\$830,106</u></u>

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/23	\$ 13,420,000	\$ -	\$ 242,937.50	\$ 242,937.50
6/15/24	\$ 13,420,000	\$ 295,000	\$ 242,937.50	\$ -
12/15/24	\$ 13,125,000	\$ -	\$ 239,250.00	\$ 777,187.50
6/15/25	\$ 13,125,000	\$ 305,000	\$ 239,250.00	\$ -
12/15/25	\$ 12,820,000	\$ -	\$ 235,437.50	\$ 779,687.50
6/15/26	\$ 12,820,000	\$ 310,000	\$ 235,437.50	\$ -
12/15/26	\$ 12,510,000	\$ -	\$ 231,562.50	\$ 777,000.00
6/15/27	\$ 12,510,000	\$ 320,000	\$ 231,562.50	\$ -
12/15/27	\$ 12,190,000	\$ -	\$ 226,602.50	\$ 778,165.00
6/15/28	\$ 12,190,000	\$ 330,000	\$ 226,602.50	\$ -
12/15/28	\$ 11,860,000	\$ -	\$ 221,487.50	\$ 778,090.00
6/15/29	\$ 11,860,000	\$ 340,000	\$ 221,487.50	\$ -
12/15/29	\$ 11,520,000	\$ -	\$ 216,217.50	\$ 777,705.00
6/15/30	\$ 11,520,000	\$ 350,000	\$ 216,217.50	\$ -
12/15/30	\$ 11,170,000	\$ -	\$ 210,792.50	\$ 777,010.00
6/15/31	\$ 11,170,000	\$ 360,000	\$ 210,792.50	\$ -
12/15/31	\$ 10,810,000	\$ -	\$ 205,212.50	\$ 776,005.00
6/15/32	\$ 10,810,000	\$ 375,000	\$ 205,212.50	\$ -
12/15/32	\$ 10,435,000	\$ -	\$ 198,650.00	\$ 778,862.50
6/15/33	\$ 10,435,000	\$ 385,000	\$ 198,650.00	\$ -
12/15/33	\$ 10,050,000	\$ -	\$ 191,912.50	\$ 775,562.50
6/15/34	\$ 10,050,000	\$ 400,000	\$ 191,912.50	\$ -
12/15/34	\$ 9,650,000	\$ -	\$ 184,912.50	\$ 776,825.00
6/15/35	\$ 9,650,000	\$ 415,000	\$ 184,912.50	\$ -
12/15/35	\$ 9,235,000	\$ -	\$ 177,650.00	\$ 777,562.50
6/15/36	\$ 9,235,000	\$ 430,000	\$ 177,650.00	\$ -
12/15/36	\$ 8,805,000	\$ -	\$ 170,125.00	\$ 777,775.00
6/15/37	\$ 8,805,000	\$ 445,000	\$ 170,125.00	\$ -
12/15/37	\$ 8,360,000	\$ -	\$ 162,337.50	\$ 777,462.50
6/15/38	\$ 8,360,000	\$ 460,000	\$ 162,337.50	\$ -
12/15/38	\$ 7,900,000	\$ -	\$ 154,287.50	\$ 776,625.00
6/15/39	\$ 7,900,000	\$ 480,000	\$ 154,287.50	\$ -
12/15/39	\$ 7,420,000	\$ -	\$ 145,887.50	\$ 780,175.00
6/15/40	\$ 7,420,000	\$ 495,000	\$ 145,887.50	\$ -
12/15/40	\$ 6,925,000	\$ -	\$ 137,225.00	\$ 778,112.50
6/15/41	\$ 6,925,000	\$ 510,000	\$ 137,225.00	\$ -
12/15/41	\$ 6,415,000	\$ -	\$ 128,300.00	\$ 775,525.00
6/15/42	\$ 6,415,000	\$ 530,000	\$ 128,300.00	\$ -
12/15/42	\$ 5,885,000	\$ -	\$ 117,700.00	\$ 776,000.00
6/15/43	\$ 5,885,000	\$ 555,000	\$ 117,700.00	\$ -
12/15/43	\$ 5,330,000	\$ -	\$ 106,600.00	\$ 779,300.00
6/15/44	\$ 5,330,000	\$ 575,000	\$ 106,600.00	\$ -
12/15/44	\$ 4,755,000	\$ -	\$ 95,100.00	\$ 776,700.00
6/15/45	\$ 4,755,000	\$ 600,000	\$ 95,100.00	\$ -
12/15/45	\$ 4,155,000	\$ -	\$ 83,100.00	\$ 778,200.00
6/15/46	\$ 4,155,000	\$ 625,000	\$ 83,100.00	\$ -
12/15/46	\$ 3,530,000	\$ -	\$ 70,600.00	\$ 778,700.00
6/15/47	\$ 3,530,000	\$ 650,000	\$ 70,600.00	\$ -
12/15/47	\$ 2,880,000	\$ -	\$ 57,600.00	\$ 778,200.00
6/15/48	\$ 2,880,000	\$ 675,000	\$ 57,600.00	\$ -
12/15/48	\$ 2,205,000	\$ -	\$ 44,100.00	\$ 776,700.00
6/15/49	\$ 2,205,000	\$ 705,000	\$ 44,100.00	\$ -
12/15/49	\$ 1,500,000	\$ -	\$ 30,000.00	\$ 779,100.00
6/15/50	\$ 1,500,000	\$ 735,000	\$ 30,000.00	\$ -
12/15/50	\$ 765,000	\$ -	\$ 15,300.00	\$ 780,300.00
6/15/51	\$ 765,000	\$ 765,000	\$ 15,300.00	\$ 780,300.00
Totals		\$ 13,420,000	\$ 8,601,775.00	\$ 22,021,775.00