

*Shingle Creek at Bronson
Community Development District*

Agenda

September 11, 2023

AGENDA

Shingle Creek at Bronson Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 4, 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, September 11, 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 August 7, 2023 Meeting
4. Consideration of Resolution 2023-08 Designating Assistant Secretary of the District
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
6. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer

Enclosures

MINUTES

**MINUTES OF MEETING
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, August 7, 2023 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 <i>joined late</i>	Vice Chairman
Brent Kewley	Assistant Secretary
Seth Yawn	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer
Alan Scheerer	Field Manager
Jeremy LeBrun	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll at 11:00 a.m. We have three Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 1, 2023 Board of Supervisors Meeting

Mr. Flint: You have approval of your May 1, 2023 minutes. Were there any additions, deletions, or corrections?

Mr. Morgan: They all looked accurate. I will make a motion to accept.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the May 1, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Next, is the public hearing to adopt the Fiscal Year 2024 budget. Is there a motion to open the public hearing?

Mr. Morgan: I will make it so.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Public Hearing was opened.

Mr. Flint: Let the record reflect Mr. Bonin has joined the meeting.

**Mr. Bonin joined the meeting at this time.*

A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint: Next, we've got Resolution 2023-05 Adopting the Fiscal Year 2024 budget. The Board previously approved a proposed budget and you set today for the public hearing. The budget is attached to the resolution as Exhibit 'A'. It is substantially the same as what you previously saw when you approved the proposed budget. We've updated the actuals through the end of June. There is no proposed change to the per unit assessment amounts at this time. Any questions on the budget? Again, for the record, there are no members of the public here to provide comment or testimony, so we will close the public comment portion and bring it back to the Board for consideration of Resolution 2023-05.

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

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next public hearing is to consider Resolution 2023-06, which imposes the assessments associated with the budget that you just approved. There are no members of the public here to provide comment or testimony. This resolution has the budget you just approved attached and also the assessment roll, which was the individual properties and the assessment amounts, which I have a copy here. 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 2023-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the hearings?

Mr. Morgan: I will make it so.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2022 Financial Audit Report

Mr. Flint: Next is the review and acceptance of the FY 2022 audit report. I have hard copies of the report here if anybody wants a bound copy of it. The Board retained Grau & Associates as your independent auditor. They've prepared the attached audit. If you look at the last page of the report, the report to management, you will see there are no current or prior year findings and recommendations and that we've complied with all the provisions of the auditor general that they're required to review, so it is a clean audit. Any questions on the audit?

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

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Accepting the Fiscal Year 2022 Financial Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-07 Designating Assistant Treasurer of the District

Mr. Flint: Resolution 2023-07 designates an Assistant Treasurer. It names Darrin Mossing as an Assistant Treasurer of the District. We're just adding him.

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

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-07 Designating Darrin Mossing as an Assistant Treasurer of the District, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Required Ethics Training and Other Legislative Updates

Mr. Flint: Staff reports, Kristen?

Ms. Trucco: My only update is the memorandum that is included in your agenda packet. This goes over the legislative updates that apply to the CDDs and the Board of Supervisors. As you know, CDDs are a form of government and so there is additional requirements that apply to you all as Board members. The first revision is to Section 112.3142. This requires four hours of ethics training each calendar year by each Board of Supervisor. This requirement is going to start January 1st of next year. You're going to be required to self-certify that you've completed the four hours of ethics training on your Form 1, which is due annually July 1st. We are recommending that you complete this requirement by July 1st of next year. It's four hours of ethics training. It has to be in specific categories including public records law, sunshine law, ethics law, and then other elements of the Florida constitution that apply to government officials. There is a URL here for the Florida Commission on Ethics website. There are three videos up right now. They are in 50-minute increments. The Commission on Ethics has confirmed that you watch four of those to satisfy the requirement even though that comes out to about three hours and twenty minutes, but still satisfied by just watching those 50-minute videos. Again, this is going to be self-certification requirement. We're recommending that you complete it by July 1st. There may be more information that comes along closer to January 1st. We will provide that when it comes available but wanted to make you aware of this new update to 112. The second page goes over other legislative updates. There was a change in Florida law regarding concealed carry of firearms, so no longer needing that permit and instructional course for conceal carry, but we just wanted to remind our CDDs that carrying firearms of any type to CDD meetings is still prohibited under a separate Florida statute section. Just a reminder on that. Then, the second one here, CDD Board of Supervisors are prohibited from contacting in social media platforms. For example, Facebook, for the purpose of initiating contact or via team conversations or trying to enter into an agreement with that social media platform for content removal or contact moderation of any type. An example of that would be before an upcoming election, you contact Facebook and try to enter into an agreement for \$500 to remove negative comments you, so just be aware that that exists now. It became effective July 1st. Then, the last one here, CDD Boards and Supervisors are prohibited now from requesting documentation or considering a vendor's social, political or ideological interest and then giving preference to a vendor based on those things, so just making you aware of that.

It's a lot of information. If you have any questions, feel free to reach out anytime and we can try and answer those. That's all I have for today unless you have any questions for me.

B. Engineer

i. Presentation of Annual Report

Mr. Flint: Dave, Engineer's Report?

Mr. Reid: Yes. In the agenda packet there is our annual report completed in June. There are no major issues that we found.

ii. Approval of Assignment and Assumption of District Engineering Agreement with Madden, Moorhead & Stokes, LLC

Mr. Reid: The second item that I have on here is the request of the assignment of the District Engineering contract with Madden, Moorhead & Stokes, LLC. Our Hamilton Orlando office was merged into Madden, Moorhead & Stokes as of January 1st. Our Hamilton camp office is still there. Both of our companies are owned by the same investment firm, Fremont-Wright. Fremont-Wright asked me to close our Orlando office and move in with Madden, Moorhead & Stokes. Our lease was up and it's just a consolidation of resources. We are requesting that contract be transferred over so we can bill you under patents.

Mr. Morgan: You will still be our District Engineer though, correct?

Mr. Reid: Yes. Everything stays the same.

Mr. Morgan: Okay.

Mr. Reid: And I am still completing my Hamilton jobs by the Lennar contracts as Hamilton. I am essentially working for both companies right now.

Mr. Flint: Is there a motion to approve.

Mr. Morgan: Do we need to approve this letter?

Ms. Trucco: Just an assignment of the contract with Hamilton Engineering to Madden, Moorhead & Stokes, LLC.

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Assignment of the Contract with Hamilton Engineering to Madden, Moorhead & Stokes, LLC., was approved.

Mr. Flint: Is that it, Dave?

Mr. Reid: That is all I have.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from April 25th through July 31st. If there are any questions, we can discuss those. If not, I'd ask for 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, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June 30th. If the Board has any questions, we can discuss those. There is no action required.

iii. Presentation of Series 2021 Arbitrage Rebate Calculation Report

Mr. Flint: You have the arbitrage rebate calculation report for the Series 2021 bonds. This is an IRS requirement and you retained AMTEC to do the report and it indicates a negative rebatable arbitrage of \$542,000, so there are no arbitrage issues. Is there a motion to accept the report?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Series 2021 Arbitrage Rebate Calculation Report, was approved.

iv. Presentation of Number of Registered Voters – 4

Mr. Flint: Each year, we are required to announce the number of registered voters as of April 15th and there is a letter from the Supervisor of Elections indicating that there were four registered voters as of April 15th. The number seems low, but that's what they show.

Mr. Morgan: Yes.

Mr. Flint: There is no action required on that.

v. Discussion and Approval of Fiscal Year 2024 Meeting Schedule

Mr. Flint: Then, you have approval of your annual meeting schedule. I talked with the Chair and suggested that we move some of the meetings. This meeting would stay.

Mr. Morgan: On the first Monday.

Mr. Flint: Yes. This is Shingle Creek at Bronson. This would be the first Monday at 12:30 p.m.

Mr. Morgan: Right.

Mr. Flint: It would continue to meet monthly. Shingle Creek, Stoneybrook South at ChampionsGate, and Stoneybrook South would stay the first Monday. The others would meet every other month. This one would continue to meet monthly at 12:30 p.m.

Mr. Morgan: And then we are going to move the ones that meet every other month to the third Monday?

Mr. Flint: Yes. Storey Creek, Old Hickory, Bridgewalk, and Knightsbridge, we were discussing moving it to the third Monday starting at 10:00 a.m.

Mr. Morgan: Okay. So, the influx of residents on the Board.

Mr. Flint: Yes. These Districts are going to start being residents.

Mr. Morgan: Okay. We don't anticipate that rolling over to Shingle Creek at Bronson until two years from now, right?

Mr. Flint: Yes. I know that Shingle Creek has four seats that have transitioned.

Mr. Morgan: Right. But Shingle Creek at Bronson hasn't yet.

Mr. Flint: Well, the fact they only have four registered voters.

Mr. Morgan: Right.

Mr. Flint: It's going to be a while.

Mr. Morgan: That's good.

Mr. Flint: That District was created in 2019.

Mr. Morgan: So instead of meeting at 11:00 a.m., we meet at 12:30 p.m.

Mr. Bonin: For which one?

Mr. Morgan: For this one.

Mr. Bonin: So, 11:00 a.m. to 12:30 p.m.?

Mr. Morgan: Instead of 11:00 a.m., it would move to 12:30 p.m. because we are shifting a bunch of other meetings.

Mr. Bonin: What's the goal? How many would come off of this day? Three?

Mr. Morgan: Three.

Mr. Bonin: And keep four?

Mr. Flint: We would keep four today and then four on the third Monday.

Mr. Bonin: And what would the time slots be for both?

Mr. Flint: Stoneybrook South, which you guys aren't on, would be at 10:00 a.m. Stoneybrook South at ChampionsGate at 11:00 a.m. Shingle Creek at 12:00 p.m. and Shingle Creek at Bronson at 12:30 p.m.

Mr. Bonin: Okay. Why wouldn't we put them 30 minutes apart?

Mr. Flint: We could move it. The first one you probably want to leave an hour because you have five residents on there.

Mr. Bonin: The first one at 11:00 a.m.?

Mr. Flint: At 10:00 a.m.

Mr. Morgan: They meet at 10:00 a.m.

Mr. Flint: And then, Stoneybrook South at 11:00 a.m. You could do Shingle Creek at 11:30 a.m. and then Shingle Creek at Bronson at 12:00 p.m.

Mr. Bonin: Yes.

Mr. Flint: Move it a half hour earlier.

Mr. Bonin: Okay.

Mr. Morgan: You said something about starting them all at the same so we could just roll from one meeting to the next or is that for the other?

Mr. Flint: On the third Monday we could do that.

Mr. Morgan: Okay.

Mr. Flint: We could advertise them all for 10:00 a.m.

Mr. Bonin: Ok. So that is for the ones that are kind of staying on this first Monday?

Mr. Flint: Right.

Mr. Bonin: So, it will be 11:00 a.m., 11:30 a.m., 12:00 p.m.?

Mr. Morgan: For us, yes.

Mr. Bonin: Yes.

Mr. Flint: And then the 11:00 a.m. and the 11:30 a.m. would shift to every other month with Stoneybrook South.

Mr. Bonin: Okay. You lost me.

Mr. Flint: Stoneybrook South CDD, which you guys aren't on, meets every other month. It's five residents on there. Then, Stoneybrook South at ChampionsGate has two seats that have

transitioned to residents. Two more that are going to transition next November. We were going to move that to every other month.

Mr. Bonin: When you say every other month, what do you mean by that?

Mr. Morgan: It doesn't meet every month.

Mr. Flint: It meets every other month.

Mr. Bonin: Oh, I thought we meet just when we need to meet.

Mr. Flint: Well, we advertise for these other meetings monthly and then we cancel if we don't have a need.

Mr. Bonin: Okay. So, we aren't doing that? You are saying we're now going to just advertising it every other month?

Mr. Flint: Right.

Mr. Bonin: For those two?

Mr. Flint: Yes, those two.

Mr. Bonin: The two ChampionsGate ones?

Mr. Flint: And Shingle Creek.

Mr. Bonin: So, the ones that affect us will be the 11:00 a.m. and the 11:30 a.m.? It would be every other month.

Mr. Flint: Correct.

Mr. Bonin: What's the 12:00 p.m. one? That's the Bronson one?

Mr. Flint: That would be Shingle Creek at Bronson would continue to be advertised monthly because there is a lot of stuff still going on there.

Mr. Bonin: And when would this all start?

Mr. Flint: October 1.

Mr. Bonin: Okay. What about the off ones?

Mr. Flint: The other ones would keep meeting monthly, the Storey Creek, the Old Hickory.

Mr. Bonin: On the same Monday or a different Monday?

Mr. Flint: No, the third Monday.

Mr. Bonin: The third Monday and then what would their timeslots be?

Mr. Flint: 10:00 a.m., 10:30 a.m., 11:00 a.m. and 11:30 a.m.

Mr. Morgan: We will review it again when we get to those meetings.

Mr. Bonin: Yes.

Mr. Flint: You can always change this.

Mr. Bonin: I just kind of want to know what the concept here was.

Mr. Flint: Yes. Well, the concept is to try to get the resident ones on one day in the morning and move the other ones to another day in the morning.

Mr. Bonin: Yes. I get that.

Mr. Flint: You know, doing eight meetings in one day is probably a lot for you guys. It's a lot for our accountants.

Mr. Morgan: Especially once we get residents involved and they start dragging out to an hour or hour and a half long meetings. Having eight in one day would be a mess.

Mr. Flint: Yes. You're going to get pushed and then your last meeting is going to start two hours late.

Mr. Morgan: Yes.

Mr. Flint: You guys are going to be sitting around.

Mr. Morgan: Alright. So, do we need a motion to approve this?

Mr. Flint: Yes. This one, your proposed notice. Then, the only change to this notice would be changing it to 12:00 p.m. instead of 12:30 p.m.

Mr. Morgan: Oh, I thought it said changing it from 11:00 a.m. to 12:30 p.m.?

Mr. Flint: No. This one would be from 12:30 p.m. to 12:00 p.m.

Mr. Morgan: Oh, okay.

Mr. Flint: So, we would move this one. Your notice in your agenda says 12:30 p.m. We would just make that 12:00 p.m.

Mr. Morgan: Okay. I got you.

Mr. Flint: Is there a motion to approve this meeting notice with the time at 12:00 p.m.?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any pending plats, conveyances or permit transfers that we need to discuss?

Mr. Bonin: I saw that the ERP permit transferred.

Mr. Morgan: I think we are all good.

Mr. Flint: Okay.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Alright. If there is nothing else, is there a motion to adjourn?

Mr. Morgan: I will make a motion.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. Jeremy Lebrun is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of September, 2023.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

Summary of Checks

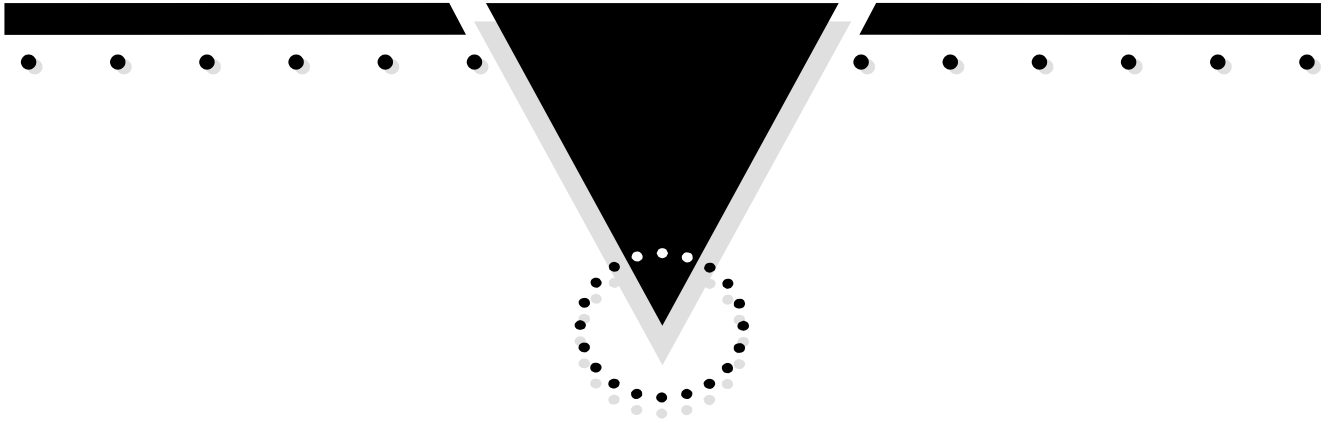
August 1, 2023 to August 31, 2023

Bank	Date	Check #	Amount
General Fund	8/2/23	237	\$ 5,250.00
	8/9/23	238-239	\$ 4,833.01
	8/16/23	240-241	\$ 796.50
	8/23/23	242	\$ 51.92
			<hr/> \$ 10,931.43
Payroll Fund	<u>August 2023</u>		
	Adam Morgan	50067	\$ 184.70
	Brent Kewley	50068	\$ 184.70
	James Yawn	50069	\$ 184.70
	Patrick Bonin Jr.	50070	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 11,670.23

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
8/02/23	00018	8/01/23 17955	202308 320-53800-46200	MTHLY MOW SERVICE AUG23	*	5,250.00	
				FRANK POLLY SOD INC			5,250.00 000237
8/09/23	00010	8/01/23 86600	202308 320-53800-47000	WATERWAY MNT-2 POND-AUG23	*	135.00	
		8/01/23 86600	202308 320-53800-47000	WATERWAY MNT-3 POND-AUG23	*	740.00	
				AQUATIC WEED CONTROL, INC.			875.00 000238
8/09/23	00001	8/01/23 84	202308 310-51300-34000	MANAGEMENT FEES AUG23	*	2,843.75	
		8/01/23 84	202308 310-51300-35200	WEBSITE ADMIN AUG23	*	50.00	
		8/01/23 84	202308 310-51300-35100	INFORMATION TECH AUG23	*	87.50	
		8/01/23 84	202308 310-51300-31300	DISSEMINATION FEE AUG23	*	291.67	
		8/01/23 84	202308 310-51300-51000	OFFICE SUPPLIES	*	.12	
		8/01/23 84	202308 310-51300-42000	POSTAGE	*	28.72	
		8/01/23 85	202308 320-53800-12000	FIELD MANAGEMENT AUG23	*	656.25	
				GOVERNMENTAL MANAGEMENT SERVICES			3,958.01 000239
8/16/23	00002	8/04/23 119827	202307 310-51300-31500	REV.PUB.FAC.RPT/AGDA/CRSP	*	209.50	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			209.50 000240
8/16/23	00004	7/24/23 77117896	202307 310-51300-48000	NOT.FY24BDGT/MTG 08/07/23	*	587.00	
				ORLANDO SENTINEL			587.00 000241
8/23/23	00013	8/22/23 08222023	202308 300-20700-10000	FY23 DEBT SRVC SER2021	*	51.92	
				SHINGLE CREEK AT BRONSON C/O USBANK			51.92 000242
TOTAL FOR BANK A						10,931.43	
TOTAL FOR REGISTER						10,931.43	

SCBC SHINGLE CREEK TVISCARRA

SECTION 2



Shingle Creek at Bronson Community Development District

Unaudited Financial Reporting

August 31, 2023



TABLE OF CONTENTS

1	<u>BALANCE SHEET</u>
2	<u>GENERAL FUND INCOME STATEMENT</u>
3	<u>CAPITAL RESERVE FUND</u>
4	<u>DEBT SERVICE FUND SERIES 2021</u>
5	<u>CAPITAL PROJECT FUND SERIES 2021</u>
6	<u>MONTH TO MONTH</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY23 ASSESSMENT RECEIPT SCHEDULE</u>
9	<u>CONSTRUCTION SCHEDULE SERIES 2021</u>

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

August 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>					
CASH	\$195,352	\$170,327	---	---	\$365,679
DUE FROM GENERAL FUND	---	---	---	---	\$0
<u>INVESTMENTS</u>					
SERIES 2021					
RESERVE	---	---	\$390,150	---	\$390,150
REVENUE	---	---	\$283,202	---	\$283,202
CONSTRUCTION	---	---	---	\$7,196	\$7,196
TOTAL ASSETS	<u>\$195,352</u>	<u>\$170,327</u>	<u>\$673,352</u>	<u>\$7,196</u>	<u>\$1,046,226</u>
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	---	---	---	---	\$0
<u>FUND EQUITY:</u>					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE	---	---	\$673,352	---	\$673,352
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	\$7,196	\$7,196
RESTRICTED FOR CAPITAL RESERVE	---	\$170,327	---	\$0	\$170,327
UNASSIGNED	\$195,352	---	---	---	\$195,352
TOTAL LIABILITIES & FUND EQUITY	<u>\$195,352</u>	<u>\$170,327</u>	<u>\$673,352</u>	<u>\$7,196</u>	<u>\$1,046,226</u>

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS - TAX ROLL	\$287,180	\$287,180	\$288,924	\$1,744
TOTAL REVENUES	\$287,180	\$287,180	\$288,924	\$1,744
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$9,600	\$8,800	\$4,800	\$4,000
FICA EXPENSE	\$734	\$673	\$367	\$306
ENGINEERING	\$12,000	\$11,000	\$7,842	\$3,158
ATTORNEY	\$25,000	\$22,917	\$7,640	\$15,277
DISSEMINATION	\$3,500	\$3,208	\$3,208	(\$0)
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$4,500	\$4,500	\$4,500	\$0
TRUSTEE FEES	\$5,000	\$4,041	\$4,041	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$34,125	\$31,281	\$31,281	\$0
INFORMATION TECHNOLOGY	\$1,050	\$963	\$963	\$0
WEBSITE MAINTENANCE	\$600	\$550	\$550	\$0
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$135	\$782
INSURANCE	\$5,850	\$5,850	\$5,563	\$287
PRINTING & BINDING	\$1,000	\$917	\$79	\$838
LEGAL ADVERTISING	\$2,500	\$2,292	\$1,369	\$923
OTHER CURRENT CHARGES	\$1,000	\$917	\$456	\$461
OFFICE SUPPLIES	\$625	\$573	\$2	\$570
PROPERTY APPRAISER	\$425	\$425	\$333	\$92
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$7,875	\$7,219	\$7,219	\$0
PROPERTY INSURANCE	\$1,500	\$1,500	\$0	\$1,500
ELECTRIC	\$2,500	\$2,292	\$0	\$2,292
STREETLIGHTS	\$11,000	\$10,083	\$0	\$10,083
WATER & SEWER	\$10,000	\$9,167	\$7,379	\$1,787
LANDSCAPE MAINTENANCE	\$114,514	\$104,971	\$71,579	\$33,393
LANDSCAPE CONTINGENCY	\$7,500	\$6,875	\$6,606	\$269
IRRIGATION REPAIRS	\$5,000	\$4,583	\$0	\$4,583
LAKE MAINTENANCE	\$12,500	\$11,458	\$9,625	\$1,833
LAKE CONTINGENCY	\$1,000	\$917	\$0	\$917
CONTINGENCY	\$2,399	\$2,199	\$0	\$2,199
REPAIRS & MAINTENANCE	\$5,000	\$4,583	\$0	\$4,583
TRANSFER OUT - CAPITAL RESERVE	\$170,321	\$170,321	\$170,321	\$0
TOTAL EXPENDITURES	\$465,543	\$441,890	\$351,482	\$90,409
EXCESS REVENUES (EXPENDITURES)	(\$178,363)		(\$62,558)	
FUND BALANCE - Beginning	\$178,364		\$257,910	
FUND BALANCE - Ending	\$0		\$195,352	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
TRANSFER IN	\$170,321	\$170,321	\$170,321	\$0
INTEREST	\$100	\$92	\$6	(\$85)
TOTAL REVENUES	\$170,421	\$170,413	\$170,327	(\$85)

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$170,421		\$170,327	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$170,421		\$170,327	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
SPECIAL ASSESSMENTS - TAX ROLL	\$780,300	\$780,300	\$785,044	\$4,744
INTEREST	\$0	\$0	\$31,794	\$31,794
TOTAL REVENUES	\$780,300	\$780,300	\$816,837	\$36,537

EXPENDITURES:

INTEREST - 12/15	\$246,563	\$246,563	\$246,563	\$0
PRINCIPAL - 06/15	\$290,000	\$290,000	\$290,000	\$0
INTEREST - 06/15	\$246,563	\$246,563	\$246,563	\$0
TOTAL EXPENDITURES	\$783,125	\$783,125	\$783,125	\$0

OTHER SOURCES/(USES)

TRANSFER OUT	\$0	\$0	(\$13,034)	\$13,034
TOTAL SOURCES/(USES)	\$0	\$0	(\$13,034)	\$13,034

EXCESS REVENUES (EXPENDITURES)

(\$2,825) \$20,679

FUND BALANCE - Beginning

\$257,681 \$652,673

FUND BALANCE - Ending

\$254,856 \$673,352

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
INTEREST	\$0	\$0	\$8,971	\$8,971
TOTAL REVENUES	\$0	\$0	\$8,971	\$8,971

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$628,834	(\$628,834)
TOTAL EXPENDITURES	\$0	\$0	\$628,834	(\$628,834)

OTHER SOURCES/(USES)

TRANSFER IN	\$0	\$0	\$13,034	(\$13,034)
TOTAL SOURCES/(USES)	\$0	\$0	\$13,034	(\$13,034)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$606,829)	
FUND BALANCE - Beginning	\$0		\$614,025	
FUND BALANCE - Ending	\$0		\$7,196	

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	\$11,332	\$251,363	\$1,302	\$4,638	\$2,382	\$3,018	\$3,485	\$11,384	\$19	\$0	\$0	\$288,924
TOTAL REVENUES	\$0	\$11,332	\$251,363	\$1,302	\$4,638	\$2,382	\$3,018	\$3,485	\$11,384	\$19	\$0	\$0	\$288,924
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$800	\$800	\$0	\$0	\$800	\$800	\$0	\$800	\$0	\$0	\$800	\$0	\$4,800
FICA EXPENSE	\$61	\$61	\$0	\$0	\$61	\$61	\$0	\$61	\$0	\$0	\$61	\$0	\$367
ENGINEERING	\$835	\$1,785	\$0	\$1,825	\$1,682	\$695	\$1,020	\$0	\$0	\$0	\$0	\$0	\$7,842
ATTORNEY	\$2,360	\$546	\$0	\$239	\$3,018	\$257	\$133	\$716	\$163	\$210	\$0	\$0	\$7,640
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$3,208
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$2,500	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$4,500
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$4,041
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,844	\$2,844	\$2,844	\$2,844	\$2,844	\$2,844	\$2,844	\$2,844	\$2,844	\$2,844	\$2,844	\$0	\$31,281
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$963
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$5	\$3	\$6	\$2	\$14	\$15	\$30	\$8	\$13	\$10	\$29	\$0	\$135
INSURANCE	\$5,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,563
PRINTING & BINDING	\$12	\$11	\$4	\$0	\$0	\$25	\$20	\$0	\$6	\$0	\$0	\$0	\$79
LEGAL ADVERTISING	\$782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587	\$0	\$0	\$1,369
OTHER CURRENT CHARGES	\$69	\$39	\$39	\$39	\$38	\$39	\$39	\$39	\$39	\$39	\$38	\$0	\$456
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$333	\$0	\$0	\$0	\$0	\$0	\$0	\$333
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$0	\$7,219
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	\$496	\$620	\$484	\$862	\$803	\$761	\$720	\$1,009	\$0	\$7,379
LANDSCAPE MAINTENANCE	\$7,340	\$8,808	\$8,808	\$8,721	\$6,400	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$0	\$71,579
LANDSCAPE CONTINGENCY	\$0	\$6,606	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,606
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$0	\$9,625
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
TRANSFER OUT - CAPITAL RESERVE	\$0	\$0	\$0	\$0	\$0	\$5,321	\$165,000	\$0	\$0	\$0	\$0	\$0	\$170,321
TOTAL EXPENDITURES	\$28,576	\$23,965	\$14,017	\$16,126	\$19,938	\$18,084	\$178,158	\$17,971	\$11,037	\$11,620	\$11,992	\$0	\$351,482
EXCESS REVENUES (EXPENDITURES)	(\$28,576)	(\$12,633)	\$237,347	(\$14,824)	(\$15,299)	(\$15,702)	(\$175,140)	(\$14,486)	\$347	(\$11,601)	(\$11,992)	\$0	(\$62,558)

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)
LESS: PRINCIPAL PAYMENT - 6/15/23		(\$290,000)
CURRENT BONDS OUTSTANDING		\$13,420,000

**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	\$ -	\$ -	\$ -	\$ 500.64	\$ 500.64	\$ 134.68	\$ 365.96	\$ 500.64
2/9/23	ACH	\$ 17,966.79	\$ 373.60	\$ 351.86	\$ -	\$ 17,241.33	\$ 4,638.34	\$ 12,602.99	\$ 17,241.33
3/10/23	ACH	\$ 9,126.00	\$ 91.25	\$ 180.70	\$ -	\$ 8,854.05	\$ 2,381.96	\$ 6,472.09	\$ 8,854.05
4/11/23	ACH	\$ 11,407.50	\$ 22.82	\$ 227.69	\$ -	\$ 11,156.99	\$ 3,001.50	\$ 8,155.49	\$ 11,156.99
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 61.25	\$ 61.25	\$ 16.48	\$ 44.77	\$ 61.25
5/10/23	ACH	\$ 13,218.42	\$ -	\$ 264.37	\$ -	\$ 12,954.05	\$ 3,484.96	\$ 9,469.09	\$ 12,954.05
6/12/23	ACH	\$ 13,218.41	\$ -	\$ 264.37	\$ -	\$ 12,954.04	\$ 3,484.96	\$ 9,469.08	\$ 12,954.04
6/16/23	ACH	\$ 29,961.73	\$ -	\$ 599.23	\$ -	\$ 29,362.50	\$ 7,899.24	\$ 21,463.26	\$ 29,362.50
7/27/23	ACH	\$ -	\$ -	\$ -	\$ 71.03	\$ 71.03	\$ 19.11	\$ 51.92	\$ 71.03
Totals		\$ 1,137,256.56	\$ 42,017.52	\$ 21,904.78	\$ 632.92	\$ 1,073,967.18	\$ 288,923.60	\$ 785,043.58	\$ 1,073,967.18

**Shingle Creek at Bronson
Community Development District**

Special Assessment Bonds, Series 2021

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
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
2/22/23	11	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #68979 - LENNAR REIMBURSEMENT #4 - NOV.-DEC.22	\$ 670.00
2/22/23	12	LENNAR HOMES LLC	REIMBURSEMENT FOR SITE WORK COMPLETED IN PHASES 2 & 3	\$ 625,605.48
3/27/23	13	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #69213 - PREPARATION & REVIEW OF LENNAR REIMB. - JAN.23	\$ 673.42
3/27/23	14	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #69463 - FINAL REVIEW OF LENNAR REIMBURSEMENT - FEB.23	\$ 1,885.00
TOTAL				\$ 633,613.90
Fiscal Year 2023				
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
1/3/23		INTEREST		\$ 1,810.02
1/4/23		TRANSFER FROM RESERVE		\$ 1,138.82
2/1/23		INTEREST		\$ 1,934.71
2/2/23		TRANSFER FROM RESERVE		\$ 1,211.90
3/1/23		INTEREST		\$ 1,396.04
3/2/23		TRANSFER FROM RESERVE		\$ 1,162.38
4/3/23		INTEREST		\$ 6.95
4/4/23		TRANSFER FROM RESERVE		\$ 1,326.10
5/1/23		INTEREST		\$ 4.18
5/2/23		TRANSFER FROM RESERVE		\$ 1,357.95
6/1/23		INTEREST		\$ 10.06
6/2/23		TRANSFER FROM RESERVE		\$ 1,479.79
7/3/23		INTEREST		\$ 15.39
7/5/23		TRANSFER FROM RESERVE		\$ 1,452.31
8/1/23		INTEREST		\$ 21.32
8/2/23		TRANSFER FROM RESERVE		\$ 1,521.64
TOTAL				\$ 22,004.75
Acquisition/Construction Fund at 9/30/22				\$ 618,804.84
Interest Earned thru 8/31/23				\$ 22,004.75
Requisitions Paid thru 8/31/23				\$ (633,613.90)
Remaining Acquisition/Construction Fund				<u>\$ 7,195.69</u>