

*Shingle Creek at Bronson
Community Development District*

Agenda

October 2, 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 25, 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, October 2, 2023 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 11, 2023 Meeting
4. Consideration of Resolution 2024-01 Approving the Conveyance of Real Property and Improvements
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,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, September 11, 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	Vice Chairman
Brent Kewley	Assistant Secretary
Seth Yawn	Assistant Secretary

Also present were:

George Flint	District Manager
Jeremy LeBrun	GMS
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll at 11:00 a.m. We have four Supervisors here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: There are no members of the public present, just have Board and staff.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 7, 2023
Board of Supervisors Meeting**

Mr. LeBrun: You have approval of your August 7, 2023 meeting minutes. Are there any comments, corrections, or changes?

Mr. Morgan: They look good, make a motion to accept.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the August 7, 2023 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08
Designating Assistant Secretary of the District**

Mr. LeBrun: This resolution is just adding me, Jeremy LeBrun, as Assistant Secretary going forward for Shingle Creek at Bronson.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-08 Designating Jeremy LeBrun as Assistant Secretary of the District, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: Staff reports, Kristen?

Ms. Trucco: I don't have any updates for the Board this morning.

Mr. Morgan: Are we good on all conveyances Rob? Are we good on everything for Bronson, seems like we are coming to the end here. I have been working with Carly on getting things cleaned up and repaired for the District but didn't know if there were any more conveyances that we need to do like the landscape.

Mr. Bonin: There is still some install left to be done on Nature's Ridge and that Southwest corner, that tract and landscape and irrigation still needs to be completed and have a final walk and turnover.

Mr. Morgan: I need to go out there because Carly called me last week and said it was done and for me to clean up Babb Rd so the county can inspect it for the bond.

Mr. Bonin: I think most of the right of way for Nature's Ridge, the trees and landscape were installed but that tract where the gate is, is still not done. Kirkland knows about it, and he knows it is essentially holding up our bond. We have a \$5,000,000 bond for Bronson tract 2 and then we have \$1,300,000 bond for Natures Ridge/Babb Rd section so that is what is needed to close that out.

Mr. Morgan: That will be conveyed to the CDD.

Mr. Scheerer: We will have to do an onsite walk through with Kirkland.

Mr. Morgan: All of the ponds and everything have been conveyed and are being mowed.

Mr. Scheerer: Correct.

Mr. Morgan: We had some issues with erosion on the back side.

Mr. Scheerer: We are still mowing the ponds. You and I met and there was some erosion that needed to be resolved.

Mr. Morgan: I looked at it with Carly and she was supposed to have Kirkland fix it. There were some broken irrigation lines back there.

Mr. Bonin: Was that related to the gas question?

Mr. Morgan: The gas question has been answered. It was accessed to get to the storage areas which they never had for years and never said anything and now that we have built that kind of crossing on the creek, they want us to maintain it. I am going to take care of that, and Carly is putting a gate up.

Mr. Bonin: That is on the CDD property, right?

Mr. Morgan: Yes, Carly is putting up the fence and gates.

Mr. Bonin: I don't know if this is a CDD matter, but all of the fencing for the county, that is not done?

Mr. Morgan: That is in process. Carly and Melanie had gotten a quote from one company, and I was not satisfied with getting just one quote so asked for Allen Smith Ranching to quote it and we have not received that yet. I will follow up with Melanie and Carly on that tomorrow morning. It has been staked so is all surveyed but just hasn't been installed yet.

Ms. Trucco: I will just keep that on my radar. We will do a once-over review of all the plats before you guys are out and make sure that everything is turned over.

Mr. Morgan: I told George and some of the Assistant Secretaries that anything where we have outstanding construction funds or ongoing construction, I want to have a monthly meeting because conveyances and things still keep slipping through because we will skip meetings. That is why we are having this conversation.

B. Engineer

Mr. LeBrun: District Engineer?

Ms. Udstad: No updates today.

Mr. Morgan: Rob, are you good with engineering?

Mr. Bonin: Yes.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: You have the check register on page 21 of the electronic agenda. I am happy to take any questions, if not looking for 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. LeBrun: You have the unaudited financials. If the Board has any questions, we can discuss those. There is no action required.

Mr. Morgan: We have exhausted all of the construction funds, is that correct? I think the fund balance is just revenue coming in to pay the bonds.

Mr. Flint: There is \$7,196 that is in construction funds.

Mr. Morgan: Do we have anything we can spend \$7,000 on Rob?

Mr. Bonin: There are other things. It can probably be used for all of the fees.

Mr. Morgan: Who would I get with on that? America?

Mr. Bonin: Yes, America.

SIXTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Bonin: Have we permit transferred everything?

Mr. Morgan: I would have to double check. The last I looked it was about two months ago and seems like all of the ERP's were transferred to the CDD. I am sure Bronson is done with environmental permits. I do not know about anything else.

Mr. Bonin: I just want to make sure that we have certified all water management District permits.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: If there is nothing else, I would just be looking for a motion to adjourn.

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 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LEN-OT HOLDINGS, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Shingle Creek at Bronson Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District;

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District;

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District;

WHEREAS, Len OT Holdings, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District;

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Lennar, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. **Incorporation of Recitals.** The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit “A,” from Lennar to the District, and approves and accepts the documents evidencing such conveyances in Exhibit “A.”

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit “A,” and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District, this 2nd day of October, 2023.

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT**

Attest:

Print: George Flint
Title: Secretary

By: _____
Name: Adam Morgan
Title: Chairman

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner’s Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of October, 2023 by **LEN OT HOLDINGS, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, to **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

LEN OT HOLDINGS, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: Lennar Homes Holding, LLC, a Delaware limited liability company, its Sole Member

(Signature)

(Print Name)

By: _____

Print: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of October, 2023, by _____, as _____ of **LENNAR HOMES HOLDING, LLC**, a Delaware limited liability company, as the sole member of **LEN OT HOLDINGS, LLC**, a Florida limited liability company, on behalf of the limited liability companies. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

Description of the Property

Tract CSA, according to the COVE AT STOREY LAKE III plat, as recorded in Plat Book 28, Page 166, Public Records of Osceola County, Florida.

Tract G, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

Tract H, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Shingle Creek at Bronson Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of September, 2023, by and between **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LEN OT HOLDINGS, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LEN OT HOLDINGS, LLC, a Florida limited
liability company

By: Lennar Homes Holding, LLC, a
Delaware limited liability company, its Sole
Member

Witness

By: _____

Printed Name

Print: _____

Witness

Title: _____

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of October, 2022, by _____, as _____ of **LENNAR HOMES HOLDING, LLC**, a Delaware limited liability company, as the sole member of **LEN OT HOLDINGS, LLC**, a Florida limited liability company, on behalf of the limited liability companies. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Shingle Creek at Bronson Community Development District

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**, a Florida community
development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of October, 2023, by _____, as Chairman of the Board of Supervisors of the **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Storm Drainage
3. Landscaping, Sod for Ponds and Erosion Control
4. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

The foregoing Improvements are located on the following real property tracts:

Tract CSA, according to the COVE AT STOREY LAKE III plat, as recorded in Plat Book 28, Page 166, Public Records of Osceola County, Florida.

Tract G, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

Tract H, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Shingle Creek at Bronson Community Development District

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Mark McDonald ("Affiant") as Vice President of Lennar Homes Holding, LLC, a Delaware limited liability company, the sole member of Len OT Holdings, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is the Vice President of the Owner's sole member, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plats: (1) Cove at Storey Lake III, as recorded in Plat Book 28, Page 166, of the Official Records of Osceola County, Florida; and (2) Cove at Storey Lake IV, as recorded in Plat Book 30, Page 18, of the Official Records of Osceola County, Florida (collectively, the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Storey Park Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 90-0980394; (v) has a mailing address of 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2023**

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LEN OT HOLDINGS, LLC, a Florida
limited liability company

By: Lennar Homes Holding, LLC, a
Delaware limited liability company, its Sole
Member

By: _____

Print: _____

Title: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of October, 2023, by _____, as _____ of **LENNAR HOMES HOLDING, LLC**, a Delaware limited liability company, as the sole member of **LEN OT HOLDINGS, LLC**, a Florida limited liability company, on behalf of the limited liability companies. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract CSA, according to the COVE AT STOREY LAKE III plat, as recorded in Plat Book 28, Page 166, Public Records of Osceola County, Florida.

Tract G, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

Tract H, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Storm Drainage
3. Landscaping, Sod for Ponds and Erosion Control
4. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES

Shingle Creek at Bronson Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of _____, 2023, by and between **LEN OT HOLDINGS, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Developer”), and **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”);

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”);

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*;

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement;

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity;

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property; and

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Shingle Creek at Bronson Community Development District

WITNESSES:

LEN OT HOLDINGS, LLC, a Florida limited liability company

X _____

By: Lennar Homes Holding, LLC, a Delaware limited liability company, its Sole Member

Print: _____

By: _____

X _____

Print: _____

Print: _____

Title: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Shingle Creek at Bronson Community Development District

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: Chairman

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract CSA, according to the COVE AT STOREY LAKE III plat, as recorded in Plat Book 28, Page 166, Public Records of Osceola County, Florida.

Tract G, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

Tract H, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Storm Drainage
3. Landscaping, Sod for Ponds and Erosion Control
4. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER
Shingle Creek at Bronson Community Development District

I, **David A. Reid, P.E.**, as a professional engineer of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company, licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 38794, with offices located at 431 Horatio Ave., Suite 260, Maitland, Florida 32751 (“Madden”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Madden, currently serve as District Engineer to the Shingle Creek at Bronson Community Development District (the “District”).

2. That the District proposes to accept from **LEN OT HOLDINGS, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Madden are being held by Madden as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Shingle Creek at Bronson Community Development District

DATED: _____, 2023

Witness: _____

Print: _____

David Reid, P.E.

State of Florida License No.: 38794

on behalf of the company,

Madden, Moorhead & Stokes, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of September, 2023 by **DAVID REID** of Madden, Moorhead & Stokes, LLC, a Tennessee limited liability company authorized to transact business in Florida, on behalf of said company. Said person is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract CSA, according to the COVE AT STOREY LAKE III plat, as recorded in Plat Book 28, Page 166, Public Records of Osceola County, Florida.

Tract G, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

Tract H, according to the COVE AT STOREY LAKE IV plat, as recorded in Plat Book 30, Page 18, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Earthwork, Stormwater Management Ponds & Erosion Control
2. Storm Drainage
3. Landscaping, Sod for Ponds and Erosion Control
4. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

.

SECTION V

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

Summary of Checks

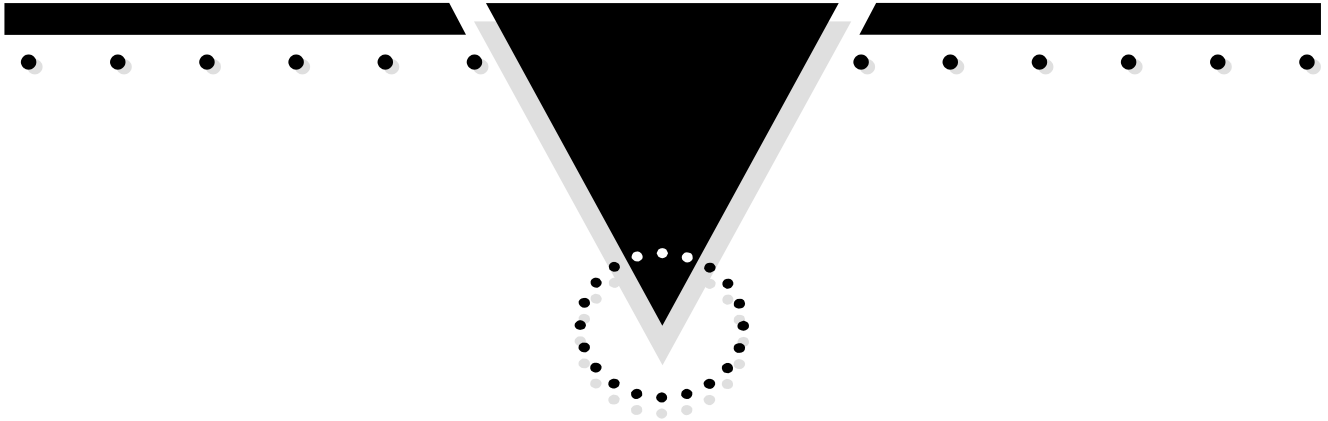
September 1, 2023 to September 26, 2023

Bank	Date	Check #	Amount
General Fund	9/6/23	243	\$ 875.00
	9/13/23	244-245	\$ 5,706.47
	9/20/23	246-248	\$ 11,278.96
			<hr/> \$ 17,860.43
Payroll Fund	<u>September 2023</u>		
	Adam Morgan	50071	\$ 184.70
	Brent Kewley	50072	\$ 184.70
	James Yawn	50073	\$ 184.70
	Patrick Bonin Jr.	50074	\$ 184.70
			<hr/> \$ 738.80
			<hr/> \$ 18,599.23

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/06/23	00010	9/01/23 87676	202309 320-53800-47000		*	135.00	
			WATERWAY MNT-2 POND-SEP23				
		9/01/23 87676	202309 320-53800-47000		*	740.00	
			WATERWAY MNT-3 POND-SEP23				
AQUATIC WEED CONTROL, INC.							875.00 000243
9/13/23	00001	9/01/23 86	202309 310-51300-34000		*	2,843.75	
			MANAGEMENT FEES SEP23				
		9/01/23 86	202309 310-51300-35200		*	50.00	
			WEBSITE ADMIN SEP23				
		9/01/23 86	202309 310-51300-35100		*	87.50	
			INFORMATION TECH SEP23				
		9/01/23 86	202309 310-51300-31300		*	291.67	
			DISSEMINATION FEE SEP23				
		9/01/23 86	202309 310-51300-51000		*	.24	
			OFFICE SUPPLIES				
		9/01/23 86	202309 310-51300-42000		*	5.04	
			POSTAGE				
		9/01/23 87	202309 320-53800-12000		*	656.25	
			FIELD MANAGEMENT SEP23				
		9/01/23 87A	202308 310-51300-42000		*	.58	
			USPS-941 FORMS TO IRS				
GOVERNMENTAL MANAGEMENT SERVICES							3,935.03 000244
9/13/23	00019	8/31/23 023067.0	202308 310-51300-31100		*	1,771.44	
			MTG/ANN.ENG.RPT/SITE VIST				
MADDEN MOORHEAD & STOKES LLC							1,771.44 000245
9/20/23	00007	9/13/23 19554	202309 300-15500-10000		*	5,785.00	
			FY24 GEN.LIAB/PUBLIC OFFC				
EGIS INSURANCE ADVISORS LLC							5,785.00 000246
9/20/23	00018	9/14/23 17999	202309 320-53800-46200		*	5,250.00	
			MTHLY MOW SERVICE SEP23				
FRANK POLLY SOD INC							5,250.00 000247
9/20/23	00002	9/05/23 120673	202308 310-51300-31500		*	243.96	
			REV.AGDA/MTG/PREP TASKLST				
LATHAM,LUNA,EDEN & BEAUDINE,LLP							243.96 000248
TOTAL FOR BANK A						17,860.43	
TOTAL FOR REGISTER						17,860.43	

SCBC SHINGLE CREEK TVISCARRA

SECTION 2



Shingle Creek at Bronson Community Development District

Unaudited Financial Reporting

August 31, 2023



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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	\$2,016	---	---	---	\$2,016
<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	\$193,336	---	---	---	\$193,336
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	\$9,613	\$1,387
ATTORNEY	\$25,000	\$22,917	\$7,884	\$15,033
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	\$136	\$781
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	\$353,498	\$88,393
EXCESS REVENUES (EXPENDITURES)	(\$178,363)		(\$64,574)	
FUND BALANCE - Beginning	\$178,364		\$257,910	
FUND BALANCE - Ending	\$0		\$193,336	

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	\$1,771	\$0	\$9,613
ATTORNEY	\$2,360	\$546	\$0	\$239	\$3,018	\$257	\$133	\$716	\$163	\$210	\$244	\$0	\$7,884
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	\$136
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	\$14,008	\$0	\$353,498
EXCESS REVENUES (EXPENDITURES)	(\$28,576)	(\$12,633)	\$237,347	(\$14,824)	(\$15,299)	(\$15,702)	(\$175,140)	(\$14,486)	\$347	(\$11,601)	(\$14,008)	\$0	(\$64,574)

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>