

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*December 4, 2023*

# AGENDA

# *Shingle Creek at Bronson*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

November 27, 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, December 4, 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 November 6, 2023 Meeting
4. Gas Company Easement Agreement
5. Consideration of Data Sharing and Usage Agreement with Osceola County
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
7. Other Business
  - A. Discussion of Pending Plat Conveyances
  - B. Status of Permit Transfers
8. Supervisor's Requests
9. 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, **November 6, 2023** at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum:

Adam Morgan  
Rob Bonin  
Brent Kewley

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Jeremy LeBrun  
Kristen Trucco  
Amanda Udstad  
Alan Scheerer

District Manager, GMS  
District Counsel, LLEB  
District Engineer  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called the roll.

Mr. LeBrun: We have three Supervisors present and we have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun: There are only staff and Board members present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 2, 2023  
Meeting**

Mr. LeBrun: You have approval of your October 2, 2023 meeting minutes which start on page 5 of your electronic agenda. If there are no corrections, we are just looking for a motion to approve those.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the October 2, 2023 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. LeBrun: Staff reports, Kristen?

Ms. Trucco: We are moving forward with conveyances that you all approved at the last Board meeting for Phases 3 and 4. I also did an inventory of all of the recorded plats that we have. I haven't found anything besides those three tracts. I am waiting on an email back from the District Engineer's team just confirming that they are not aware of any other plats either that are out there for potential conveyances that are needed to wrap this CDD up. I am waiting on title work to come back for those three and those three will be recorded as coming to the CDD so no additional action is needed from the Board on that.

Mr. Morgan: Is the landscaping completed?

Mr. Bonin: Not 100% but very close. Kirkland is dealing with Knightsbridge this week and next week but as soon as he is done with that, it will be wrapped up.

Mr. Morgan: Something is starting to bubble up that we are going to need to address. The gas company has their easement that runs through CDD property. We are installing a fence with a gate behind Phase 2 in which number one they are demanding that we provide an easement access which I do not have a problem with and number two they are demanding that we maintain what was originally built as a temporary creek crossing to build to compensating storage. It is great for them because they don't have to bring in their aquatic buggy to access their thing so they want us to maintain that in perpetuity. I am refusing to sign anything that says the CDD is going to maintain it in perpetuity. Just a heads up.

Mr. Bonin: Where are they looking for that?

Mr. Morgan: Right behind the lift station. Assured put in a culvert and some gravel so they could get their equipment back there to build this compensating storage. It was never meant to be permanent.

Mr. Bonin: What was not meant to be permanent?

Mr. Morgan: This creek crossing. Technically they were supposed to remove it but I asked them not to remove it so I could get access back in there. Chris told me that he is not maintaining

it and as far as he is concerned its ours. Now the gas company wants us to maintain this crossing which it is crossable.

Mr. Bonin: Before that was ever there, you couldn't cross it probably six months out of the year for sure but now that we have improved it, they want us to maintain it.

Mr. Morgan: They originally wanted me to build a bridge and I said that is out. Then I said I will maintain it but it is not going to be maintained to county standards as it is just a crossing.

Ms. Trucco: Do we own the underlying property?

Mr. Morgan: The CDD does.

Ms. Trucco: Do they have an easement over it?

Mr. Morgan: They have a line (gas line) easement. We are installing a cow fence.

Mr. Trucco: It sounds like they are going to come back to us for an additional easement.

Mr. Morgan: They want us to grant them an easement through this gate so they can maintain their gas line. The fence will go across their gas easement and they have approved that.

Mr. Bonin: Why are we putting that gate there?

Mr. Morgan: It is part of the cow fence that we are installing. The county wanted us to put a cow fence in there.

Mr. Bonin: It is really a fence to keep residents out of the park. The county is the one that is really asking for this gate?

Mr. Morgan: I am asking for a gate. The county just wants a fence. They were going to demand a gate anyway. They found out we were going to fence this so said we had to put a gate in because they have to access their maintenance.

Mr. Bonin: As a tradeoff for doing the gate, they want us to maintain the culvert area.

Mr. Morgan: Yes, which I don't have a problem with. I just need the CDD to grant the gas company an easement so they can access our land through the gate.

Ms. Bonin: Right now they are using their own easement where their line is. It sounds like because we are putting a fence across that, in order to maintain their easement they have to go around through a gate to get back.

Mr. Morgan: They can't get back there without crossing that culvert which is off of where their gas line is.

Mr. Bonin: We have been letting them go that way but now that we are putting a gate, they want it official so that they can cut it if they need too.

Ms. Trucco: Do they have an official easement right now?

Mr. Bonin: Right now they have their line easement that they can go up and down all they want too. This culvert makes it a little easier cause the gas line is lower so this is just better access to get to their gas line.

Mr. Morgan: They want somebody to be able to mow it. They are going to mow it.

**B. Engineer**

Mr. LeBrun: District Engineer?

Ms. Udstad: Nothing to report today.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. LeBrun: You have the check register on page 12 of the electronic agenda. Also, you have the summary of checks. From the general fund you have checks #249-255 in the amount of \$17,048.51. There is also the payroll fund in the amount of \$738.80. That is a total of \$17,787.31 from the check register. Behind that are the individual line items.

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 through September 30, 2023. There is no action required on your part, these are just for review.

Mr. Morgan: We have \$8,807.67 left in the construction fund.

Mr. LeBrun: Correct.

Mr. Morgan: We can certainly figure out some way to requisition that.

**FIFTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

Mr. Morgan: We are all good.

Ms. Trucco: We are good on plat conveyances but I don't know the status of permit transfers.



Mr. Morgan: There is only one remaining and it will transfer probably next month and that is it.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**SEVENTH 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.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## SECTION IV

*Item will be  
provided under  
separate cover.*

## SECTION V



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

## Shingle Creek at Bronsons CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Shingle Creek at Bronsons CDD

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

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

Print: Katrina S. Scarborough

Print: \_\_\_\_\_

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

Title: \_\_\_\_\_

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

Please return signed **original copy**, no later than January 31, 2024

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

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

## SECTION VI

# SECTION C

# SECTION 1



# Shingle Creek at Bronson

## Community Development District

### Summary of Invoices

October 30, 2023 - November 28, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	11/1/23	256	\$ 6,383.63
	11/8/23	257-259	5,250.00
	11/15/23	260	4,505.94
	11/21/23	261-263	6,255.00
			<hr/>
			\$ 22,394.57
Payroll			
	<u>October 2023</u>		
	Adam Morgan	50079	\$ 184.70
	Brent Kewley	50080	\$ 184.70
	Patrick Bonin Jr.	50081	\$ 184.70
			<hr/>
			\$ 554.10
<b>TOTAL</b>			<b>\$ 22,948.67</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/21/23	00018	11/06/23 18057A	202311 320-53800-46200	MTHLY MOW SERVICES NOV23	*	5,250.00	
				FRANK POLLY SOD INC			5,250.00 000262
11/21/23	00019	11/01/23 023067.0	202310 310-51300-31100	CDD MEETING	*	130.00	
				MADDEN MOORHEAD & STOKES LLC			130.00 000263
TOTAL FOR BANK A						22,394.57	
TOTAL FOR REGISTER						22,394.57	

SCBC SHINGLE CREEK TVISCARRA

## SECTION 2

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

***Unaudited Financial Reporting***  
***October 31, 2023***



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1	Balance Sheet
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10	Construction Schedule Series 2021

# Shingle Creek at Bronson

## Community Development District

### Balance Sheet

October 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 167,094	\$ 170,330	\$ -	\$ -	\$ 337,425
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 285,469	\$ -	\$ 285,469
Construction	\$ -	\$ -	\$ -	\$ 10,377	\$ 10,377
Due From General Fund	\$ -	\$ -	\$ 6,384	\$ -	\$ 6,384
<b>Total Assets</b>	<b>\$ 167,094</b>	<b>\$ 170,330</b>	<b>\$ 682,003</b>	<b>\$ 10,377</b>	<b>\$ 1,029,804</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 130	\$ -	\$ -	\$ -	\$ 130
Due to Debt Service 2021	\$ 6,384	\$ -	\$ -	\$ -	\$ 6,384
<b>Total Liabilities</b>	<b>\$ 6,514</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,514</b>
<b>Fund Balances:</b>					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 682,003	\$ -	\$ 682,003
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 10,377	\$ 10,377
Assigned For Capital Reserves	\$ -	\$ 170,330	\$ -	\$ -	\$ 170,330
Unassigned	\$ 160,581	\$ -	\$ -	\$ -	\$ 160,581
<b>Total Fund Balances</b>	<b>\$ 160,581</b>	<b>\$ 170,330</b>	<b>\$ 682,002.54</b>	<b>\$ 10,376.97</b>	<b>\$ 1,023,291</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 167,094</b>	<b>\$ 170,330</b>	<b>\$ 682,003</b>	<b>\$ 10,377</b>	<b>\$ 1,029,804</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 287,180	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 287,180</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 10,000	\$ 833	\$ 800	\$ 33
FICA Expense	\$ 765	\$ 64	\$ 61	\$ 3
Engineering Fees	\$ 12,000	\$ 1,000	\$ 130	\$ 870
Attorney	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Dissemination	\$ 3,500	\$ 292	\$ 292	\$ (0)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 37,500	\$ 3,125	\$ 3,125	\$ -
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 100	\$ 8	\$ -	\$ 8
Postage	\$ 750	\$ 63	\$ 23	\$ 40
Printing & Binding	\$ 750	\$ 63	\$ -	\$ 63
Insurance	\$ 6,200	\$ 6,200	\$ 5,785	\$ 415
Legal Advertising	\$ 2,500	\$ 208	\$ -	\$ 208
Other Current Charges	\$ 600	\$ 50	\$ 39	\$ 11
Office Supplies	\$ 150	\$ 13	\$ 0	\$ 12
Property Appraiser	\$ 425	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 117,815</b>	<b>\$ 19,726</b>	<b>\$ 15,980</b>	<b>\$ 3,746</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 10,000	\$ 833	\$ 833	\$ 0
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Electric	\$ 2,500	\$ 208	\$ -	\$ 208
Streetlights	\$ 11,000	\$ 917	\$ -	\$ 917
Water & Sewer	\$ 10,000	\$ 833	\$ 281	\$ 552
Landscape Maintenance	\$ 82,500	\$ 6,875	\$ 5,250	\$ 1,625
Landscape Contingency	\$ 7,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 5,000	\$ 417	\$ -	\$ 417
Lake Maintenance	\$ 13,295	\$ 13,295	\$ 875	\$ 12,420
Lake Contingency	\$ 1,000	\$ 83	\$ -	\$ 83
Contingency	\$ 2,500	\$ 208	\$ -	\$ 208
Repairs & Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 151,795</b>	<b>\$ 26,212</b>	<b>\$ 7,240</b>	<b>\$ 18,764</b>



# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 122,371	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ 122,371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 391,981</b>	<b>\$ 45,938</b>	<b>\$ 23,220</b>	<b>\$ 22,510</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (104,801)</b>		<b>\$ (23,220)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 104,801</b>		<b>\$ 183,800</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 160,581</b>	

# Shingle Creek at Bronson

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<b>Revenues:</b>				
Transfer In	\$ 122,371	\$ -	\$ -	\$ -
Interest	\$ 1,200	\$ 100	\$ 1	\$ (99)
<b>Total Revenues</b>	<b>\$ 123,571</b>	<b>\$ 100</b>	<b>\$ 1</b>	<b>\$ (99)</b>
<b>Expenditures:</b>				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 123,571</b>	<b>\$ 100</b>	<b>\$ 1</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,324</b>		<b>\$ 170,329</b>	
<b>Fund Balance - Ending</b>	<b>\$ 293,895</b>		<b>\$ 170,330</b>	

# Shingle Creek at Bronson

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 780,300	\$ -	\$ -	\$ -
Interest	\$ 17,500	\$ 1,458	\$ 2,654	\$ 1,196
<b>Total Revenues</b>	<b>\$ 797,800</b>	<b>\$ 1,458</b>	<b>\$ 2,654</b>	<b>\$ 1,196</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 12/15	\$ 242,938	\$ -	\$ -	\$ -
Principal - 12/15	\$ 295,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 242,938	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 780,875</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,535)	\$ 1,535
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,535)</b>	<b>\$ 1,535</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,925</b>		<b>\$ 1,119</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 282,714</b>		<b>\$ 680,884</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,639</b>		<b>\$ 682,003</b>	

# Shingle Creek at Bronson

## Community Development District

### Capital Projects Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 34	\$ 34
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34</b>	<b>\$ 34</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,535	\$ (1,535)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,535</b>	<b>\$ (1,535)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 1,569</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 8,808</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,377</b>	

# Shingle Creek at Bronson

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
Engineering Fees	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	130
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	292
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Management Fees	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,125
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total Administrative:</b>	<b>\$ 15,980</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>15,980</b>
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	281
Landscape Maintenance	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	875
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 7,240</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>7,240</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 23,220</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>23,220</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (23,220)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(23,220)</b>

# 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% OF 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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$13,420,000</b>

**Shingle Creek at Bronson**  
COMMUNITY DEVELOPMENT DISTRICT  
Special Assessment Receipts  
Fiscal Year 2024

Gross Assessments	\$	305,508.10	\$	830,105.84	\$	1,135,613.94
Net Assessments	\$	287,177.61	\$	780,299.49	\$	1,067,477.10

## ON ROLL ASSESSMENTS

26.90%                      73.10%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2021 Debt Service Asmt	Total
11/10/23	1	\$517.52	\$9.81	\$27.17	\$0.00	\$480.54	\$129.28	\$351.26	\$480.54
11/24/23	2	\$95,822.82	\$3,832.87	\$1,839.80	\$0.00	\$90,150.15	\$24,252.61	\$65,897.54	\$90,150.15
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 96,340.34	\$ 3,842.68	\$ 1,866.97	\$ -	\$ 90,630.69	\$ 24,381.89	\$ 66,248.80	\$ 90,630.69

8.49%	Net Percent Collected
\$ 976,846.41	Balance Remaining to Collect

**Shingle Creek at Bronson**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2021**  
**Assessment Area One**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2024</b>				
10/2/23		Interest		\$ 33.82
10/3/23		Transfer from Reserve		\$ 1,535.48
<b>TOTAL</b>				<b>\$ 1,569.30</b>
Project (Construction) Fund at 09/30/23				\$ 8,807.67
Interest Earned/Transferred Funds thru 10/31/23				\$ 1,569.30
Requisitions Paid thru 10/31/23				\$ -
<b>Remaining Project (Construction) Fund</b>				<b>\$ 10,376.97</b>