

*Shingle Creek at Bronson
Community Development District*

Agenda

January 8, 2024

AGENDA

Shingle Creek at Bronson Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 1, 2024

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, January 8, 2024 at 12:00 p.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 December 4, 2023 Meeting
4. Presentation of Final Form of Permanent Easement Agreement with Sabal Trail Transmission, LLC
5. Staff Reports
 - A. Attorney
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
6. Other Business
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, December 4, 2023 at 12:00 p.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 <i>joined late</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	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 no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 6, 2023 Meeting

Mr. LeBrun: You have approval of your November 6, 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.

Mr. Morgan: They all look correct; I'll make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the November 6, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Gas Company Easement Agreement**

Ms. Trucco: I want to ask for a motion to amend the agenda for good cause in order to add this permanent easement into the record.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Amendment to the Agenda for Good Cause of the Gas Company Easement Agreement, was approved.

Ms. Trucco: We were notified by Stable Trail Transmission and Lennar that there is a request for a permanent easement over a tract that the CDD currently owns. On that tract today there is an easement but there is an intent by Lennar to construct a fence that will go through that easement. The grantee of the permanent easement that I passed out Stable Trail Transmission has requested a separate way to access the gas easement. I spoke with a representative from Stable Trail on Friday morning and got more detail with the map and their proposed route over the property that they are asking for, for this easement but haven't had a chance to dive into it. Attached to this will be either a survey or more specifics on the exact location of the easement. This is our form of easement whenever we get a request from a developer or other entity for permission to go over our property. Some key things we ask for in easements is basically the acknowledgement that this is not exclusive permanent easement and the CDD will still have permission to use their own property for whatever means needed. I have spoken with Lennar and they confirm this conservation tract as it stands right now. We will be adding something to this that basically if at some point in the future we need to either develop that property or we need to have that easement moved that we have the right to do so by providing 60-day notice. We also ask for the other property to agree to reimburse the CDD for any damages or losses that the CDD incurs as a result of their use of their property and hold us harmless which means pay for our legal defense and also ask for a pre walk through with the other party to make sure they are restoring the property to the current condition in the event they cause any damages. There is also an acknowledgement about the CDD being a political subdivision and subject to public records law which means their records related to this document easement are also subject to public records. This will also be revised because there is a culvert on CDD property that the developer Lennar had intended to take out at some point that they would like to keep that in so we will add a provision to this that says they are responsible for maintaining, operating and restoring that culvert if they would like it to stay in. My recommendation for the board today is to approve this permanent easement in substantially final

form and then delegate authority to one of the Supervisors to provide their final sign off on it. It will be subject to District Counsel sign off and District Engineer sign off as well.

Mr. Morgan: The only thing of concern with the culvert crossing is that Stable Trail has agreed because it was supposed to be a temporary crossing and Stable Trail likes to use it to access our property. Stable Trail has agreed to maintain the culvert crossing and or replace the culvert crossing if they feel it needs to be replaced at Stable Trails expense. We can work out the details of the exact verbiage in this easement but that for the record Stable Trail has agreed to that and I have email chains for it and have spoken with the representatives at Stable Trail about that.

**Seth Yawn joined the meeting at this time.*

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Delegating of Authority to Adam Morgan to Finalize/Sign off Subject to District Counsel and District Engineer Review, was approved in substantial form.
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FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County

Mr. LeBrun: The agreement is on page 13 of the agenda for Board review.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Data Sharing and Usage Agreement with Osceola County, was approved.
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SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: Staff reports, Kristen?

Ms. Trucco: No other updates besides this permanent easement. We are working on an inventory of all of the plats that we can bring back just to make sure we are staying on track with all of the conveyances that need to come over to the CDD from Lennar. Hopefully, you will see that next month.

B. Engineer

Mr. LeBrun: Dave, anything?

Mr. Reid: Nothing new to add today.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: You have approval of the check register on page 17 of the agenda. In the general fund you have checks 256 through 263 for a total of \$22,394.57. The payroll fund has checks 579 through 581 for a total of \$554.10. Grand total for the check register is \$22,948.67. Behind that is the detailed register. I am happy to take any questions, if not looking for a motion.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$22,948.67, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun: You have the unaudited financials through October 31, 2023 which is the first month of the new fiscal year. There is no action required on your part.

SEVENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Morgan: We have already discussed that so I think we are good there.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH 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

*This item will be provided under
separate cover*

SECTION V

SECTION C

SECTION 1

Shingle Creek at Bronson

Community Development District

Summary of Invoices

November 28, 2023 - December 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	11/30/23	264-265	\$ 612.50
	12/6/23	266-267	6,125.00
	12/13/23	268	653,246.66
	12/20/23	269-271	5,918.65
			<hr/>
			\$ 665,902.81
Capital Reserve			
	12/14/23	1	\$ 275,000.00
			<hr/>
			\$ 275,000.00
Payroll			
	<u>December 2023</u>		
	Adam Morgan	50082	\$ 184.70
	Brent Kewley	50083	\$ 184.70
	James Yawn	50084	\$ 184.70
	Patrick Bonin Jr.	50085	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			<hr/>
			\$ 941,641.61

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									665,902.81		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/23	00001	12/14/23 12142023	202312 300-15100-10000	SHINGLE CREEK AT BRONSON CDD	*	275,000.00	
							275,000.00 000001
						TOTAL FOR BANK B	275,000.00
						TOTAL FOR REGISTER	275,000.00

SECTION 2

Shingle Creek at Bronson
Community Development District

Unaudited Financial Reporting
November 30, 2023



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Shingle Creek at Bronson

Community Development District

Balance Sheet

November 30, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 233,942	\$ 170,332	\$ -	\$ -	\$ 404,273
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 293,017	\$ -	\$ 293,017
Construction	\$ -	\$ -	\$ -	\$ 12,011	\$ 12,011
Due From General Fund	\$ -	\$ -	\$ 66,249	\$ -	\$ 66,249
Due From Other	\$ 5,250	\$ -	\$ -	\$ -	\$ 5,250
Total Assets	\$ 239,192	\$ 170,332	\$ 749,416	\$ 12,011	\$ 1,170,951
Liabilities:					
Accounts Payable	\$ 1,413	\$ -	\$ -	\$ -	\$ 1,413
Due to Debt Service 2021	\$ 66,249	\$ -	\$ -	\$ -	\$ 66,249
Total Liabilities	\$ 67,662	\$ -	\$ -	\$ -	\$ 67,662
Fund Balances:					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 749,416	\$ -	\$ 749,416
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 12,011	\$ 12,011
Assigned For Capital Reserves	\$ -	\$ 170,332	\$ -	\$ -	\$ 170,332
Unassigned	\$ 171,530	\$ -	\$ -	\$ -	\$ 171,530
Total Fund Balances	\$ 171,530	\$ 170,332	\$ 749,416.21	\$ 12,011.34	\$ 1,103,289
Total Liabilities & Fund Equity	\$ 239,192	\$ 170,332	\$ 749,416	\$ 12,011	\$ 1,170,951

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments	\$ 287,180	\$ 24,382	\$ 24,382	\$ -
Total Revenues	\$ 287,180	\$ 24,382	\$ 24,382	\$ -
Expenditures:				
Administrative:				
Supervisor Fees	\$ 10,000	\$ 1,667	\$ 1,400	\$ 267
FICA Expense	\$ 765	\$ 128	\$ 107	\$ 20
Engineering Fees	\$ 12,000	\$ 2,000	\$ 377	\$ 1,623
Attorney	\$ 25,000	\$ 4,167	\$ 1,484	\$ 2,683
Dissemination	\$ 3,500	\$ 583	\$ 583	\$ (0)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 37,500	\$ 6,250	\$ 6,250	\$ -
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 100	\$ 17	\$ -	\$ 17
Postage	\$ 750	\$ 125	\$ 29	\$ 96
Printing & Binding	\$ 750	\$ 125	\$ -	\$ 125
Insurance	\$ 6,200	\$ 6,200	\$ 5,785	\$ 415
Legal Advertising	\$ 2,500	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 600	\$ 100	\$ 148	\$ (48)
Office Supplies	\$ 150	\$ 25	\$ 1	\$ 24
Property Appraiser	\$ 425	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 117,815	\$ 27,778	\$ 22,139	\$ 5,639
Operations & Maintenance				
Field Operations	\$ 10,000	\$ 1,667	\$ 1,667	\$ 0
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Electric	\$ 2,500	\$ 417	\$ -	\$ 417
Streetlights	\$ 11,000	\$ 1,833	\$ -	\$ 1,833
Water & Sewer	\$ 10,000	\$ 1,667	\$ 303	\$ 1,364
Landscape Maintenance	\$ 82,500	\$ 13,750	\$ 10,500	\$ 3,250
Landscape Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 833	\$ -	\$ 833
Lake Maintenance	\$ 13,295	\$ 13,295	\$ 1,750	\$ 11,545
Lake Contingency	\$ 1,000	\$ 167	\$ -	\$ 167
Contingency	\$ 2,500	\$ 417	\$ -	\$ -
Repairs & Maintenance	\$ 5,000	\$ 833	\$ -	\$ 833
Total Operations & Maintenance:	\$ 151,795	\$ 37,628	\$ 14,220	\$ 22,992

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Reserves</u>				
Capital Reserve Transfer	\$ 122,371	\$ -	\$ -	\$ -
Total Reserves	\$ 122,371	\$ -	\$ -	\$ -
Total Expenditures	\$ 391,981	\$ 65,406	\$ 36,358	\$ 28,631
Excess Revenues (Expenditures)	\$ (104,801)		\$ (11,976)	
Fund Balance - Beginning	\$ 104,801		\$ 183,506	
Fund Balance - Ending	\$ -		\$ 171,530	

Shingle Creek at Bronson

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Transfer In	\$ 122,371	\$ -	\$ -	\$ -
Interest	\$ 1,200	\$ 200	\$ 3	\$ (197)
Total Revenues	\$ 123,571	\$ 200	\$ 3	\$ (197)
Expenditures:				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 123,571	\$ 200	\$ 3	
Fund Balance - Beginning	\$ 170,324		\$ 170,329	
Fund Balance - Ending	\$ 293,895		\$ 170,332	

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 November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments	\$ 780,300	\$ 66,249	\$ 66,249	\$ -
Interest	\$ 17,500	\$ 2,917	\$ 5,411	\$ 2,495
Total Revenues	\$ 797,800	\$ 69,165	\$ 71,660	\$ 2,495
Expenditures:				
Series 2021				
Interest - 12/15	\$ 242,938	\$ -	\$ -	\$ -
Principal - 12/15	\$ 295,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 242,938	\$ -	\$ -	\$ -
Total Expenditures	\$ 780,875	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (3,128)	\$ 3,128
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,128)	\$ 3,128
Excess Revenues (Expenditures)	\$ 16,925		\$ 68,532	
Fund Balance - Beginning	\$ 282,714		\$ 680,884	
Fund Balance - Ending	\$ 299,639		\$ 749,416	

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 November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 76	\$ 76
Total Revenues	\$ -	\$ -	\$ 76	\$ 76
Expenditures:				
Series 2021				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,128	\$ (3,128)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,128	\$ (3,128)
Excess Revenues (Expenditures)	\$ -		\$ 3,204	
Fund Balance - Beginning	\$ -		\$ 8,808	
Fund Balance - Ending	\$ -		\$ 12,011	

Shingle Creek at Bronson

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 24,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,382
													\$ -
Total Revenues	\$ -	\$ 24,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,382
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,400
FICA Expense	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	107
Engineering Fees	\$ 130	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	377
Attorney	\$ 318	\$ 1,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,484
Dissemination	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	583
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Management Fees	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 23	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 39	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Administrative:	\$ 16,298	\$ 5,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,139
Operations & Maintenance													
Field Operations	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,667
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 281	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	303
Landscape Maintenance	\$ 5,250	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,500
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,750
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance:	\$ 7,240	\$ 6,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,220
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 23,538	\$ 12,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,358
Excess Revenues (Expenditures)	\$ (23,538)	\$ 11,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(11,976)

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)
CURRENT BONDS OUTSTANDING		\$13,420,000

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	ACH	\$517.52	\$9.81	\$27.17	\$0.00	\$480.54	\$129.28	\$351.26	\$480.54
11/24/23	ACH	\$95,822.82	\$3,832.87	\$1,839.80	\$0.00	\$90,150.15	\$24,252.61	\$65,897.54	\$90,150.15
12/11/23	ACH	\$853,564.05	\$16,388.44	\$34,141.92	\$0.00	\$803,033.69	\$216,035.83	\$586,997.86	\$803,033.69
12/22/23	ACH	\$13,974.15	\$269.78	\$484.83	\$0.00	\$13,219.54	\$3,556.38	\$9,663.16	\$13,219.54
						\$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		\$ 963,878.54	\$ 20,500.90	\$ 36,493.72	\$ -	\$ 906,883.92	\$ 243,974.10	\$ 662,909.82	\$ 906,883.92

84.96%	Net Percent Collected
\$ 160,593.18	Balance Remaining to Collect

Shingle Creek at Bronson
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2021
Assessment Area One

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
TOTAL				\$ -
Fiscal Year 2024				
10/2/23		Interest		\$ 33.82
10/3/23		Transfer from Reserve		\$ 1,535.48
11/1/23		Interest		\$ 41.94
11/2/23		Transfer from Reserve		\$ 1,592.43
TOTAL				\$ 3,203.67
Project (Construction) Fund at 09/30/23				\$ 8,807.67
Interest Earned/Transferred Funds thru 11/30/23				\$ 3,203.67
Requisitions Paid thru 11/30/23				\$ -
Remaining Project (Construction) Fund				\$ 12,011.34