

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*February 5, 2024*

# 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

January 29, 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, February 5, 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. Organizational Matters
  - A. Acceptance of Resignation of Pat Quaranta and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2024-02 Electing Assistant Secretary
4. Approval of Minutes of the December 4, 2023 Meeting
5. Presentation of Final Form of Permanent Easement Agreement with Sabal Trail Transmission, LLC – *Under Separate Cover*
6. 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
7. Other Business
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

## SECTION III

# SECTION A

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Shingle Creek at Bronson CDD  
**Date:** January 31, 2024 at 2:16 PM  
**To:**

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**From:** Pat Quaranta <[pqiii40@gmail.com](mailto:pqiii40@gmail.com)>  
**Sent:** Wednesday, January 10, 2024 11:48 AM  
**To:** Adam Morgan <[adam.morgan@lennar.com](mailto:adam.morgan@lennar.com)>  
**Subject:** Re: Shingle Creek at Bronson CDD

Hi Adam

I resign from the Shingle Creek at Bronson CDD

Pat Quaranta  
(785) 317-3113

# SECTION D

**RESOLUTION 2024-02**

**A RESOLUTION OF THE SHINGLE CREEK AT  
BRONSON COMMUNITY DEVELOPMENT DISTRICT  
ELECTING \_\_\_\_\_ AS ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS,** the Board of Supervisors of the Shingle Creek at Bronson Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 5<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# 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.
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**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.

#### **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.

#### **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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

*This item will be provided under  
separate cover*

## SECTION VI



# SECTION C

# SECTION 1

# Shingle Creek at Bronson

## Community Development District

### Summary of Invoices

December 31, 2023 - January 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	1/4/24	272-274	\$ 15,788.16
	1/11/24	275-276	\$ 19,681.64
	1/18/24	277	\$ 105.00
	1/25/24	278	\$ 769.57
			<hr/>
			\$ 36,344.37
Payroll			
	<u>January 2024</u>		
	Brent Kewley	50086*	\$ 184.70
			<hr/>
			\$ 184.70
<b>TOTAL</b>			<b>\$ 36,529.07</b>

\*Replacement check



## SECTION 2

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

***Unaudited Financial Reporting***  
***December 31, 2023***



# Table of Contents

1	<hr/> Balance Sheet
2-3	<hr/> General Fund Income Statement
4	<hr/> Capital Reserve Fund
5	<hr/> Debt Service Fund Series 2021 Income Statement
6	<hr/> Capital Projects Fund Series 2021 Income Statement
7	<hr/> Month to Month
8	<hr/> Long Term Debt Summary
9	<hr/> Assessment Receipt Schedule
10	<hr/> Construction Schedule Series 2021

# Shingle Creek at Bronson

## Community Development District

### Balance Sheet

December 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 261,532	\$ 17,705	\$ -	\$ -	\$ 279,236
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 704,470	\$ -	\$ 704,470
Construction	\$ -	\$ -	\$ -	\$ 13,605	\$ 13,605
Due From General Fund	\$ -	\$ -	\$ 9,663	\$ -	\$ 9,663
Due From Other	\$ 5,250	\$ -	\$ -	\$ -	\$ 5,250
State Board of Administration	\$ -	\$ 275,000	\$ -	\$ -	\$ 275,000
<b>Total Assets</b>	<b>\$ 266,782</b>	<b>\$ 292,705</b>	<b>\$ 1,104,283</b>	<b>\$ 13,605</b>	<b>\$ 1,677,375</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 844	\$ -	\$ -	\$ -	\$ 844
Due to Debt Service 2021	\$ 9,663	\$ -	\$ -	\$ -	\$ 9,663
<b>Total Liabilities</b>	<b>\$ 10,507</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,507</b>
<b>Fund Balances:</b>					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 1,104,283	\$ -	\$ 1,104,283
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 13,605	\$ 13,605
Assigned For Capital Reserves	\$ -	\$ 292,705	\$ -	\$ -	\$ 292,705
Unassigned	\$ 256,275	\$ -	\$ -	\$ -	\$ 256,275
<b>Total Fund Balances</b>	<b>\$ 256,275</b>	<b>\$ 292,705</b>	<b>\$ 1,104,283.48</b>	<b>\$ 13,605.41</b>	<b>\$ 1,666,868</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 266,782</b>	<b>\$ 292,705</b>	<b>\$ 1,104,283</b>	<b>\$ 13,605</b>	<b>\$ 1,677,375</b>



# Shingle Creek at Bronson

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 287,180	\$ 243,974	\$ 243,974	\$ -
<b>Total Revenues</b>	<b>\$ 287,180</b>	<b>\$ 243,974</b>	<b>\$ 243,974</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 10,000	\$ 2,500	\$ 2,000	\$ 500
FICA Expense	\$ 765	\$ 191	\$ 153	\$ 38
Engineering Fees	\$ 12,000	\$ 3,000	\$ 482	\$ 2,518
Attorney	\$ 25,000	\$ 6,250	\$ 2,254	\$ 3,996
Dissemination	\$ 3,500	\$ 875	\$ 875	\$ (0)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 37,500	\$ 9,375	\$ 9,375	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Postage	\$ 750	\$ 188	\$ 34	\$ 153
Printing & Binding	\$ 750	\$ 188	\$ -	\$ 188
Insurance	\$ 6,200	\$ 6,200	\$ 5,785	\$ 415
Legal Advertising	\$ 2,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 600	\$ 150	\$ 186	\$ (36)
Office Supplies	\$ 150	\$ 38	\$ 1	\$ 37
Property Appraiser	\$ 425	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 117,815</b>	<b>\$ 35,829</b>	<b>\$ 27,369</b>	<b>\$ 8,459</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 10,000	\$ 2,500	\$ 2,500	\$ 0
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Electric	\$ 2,500	\$ 625	\$ -	\$ 625
Streetlights	\$ 11,000	\$ 2,750	\$ -	\$ 2,750
Water & Sewer	\$ 10,000	\$ 2,500	\$ 590	\$ 1,910
Landscape Maintenance	\$ 82,500	\$ 20,625	\$ 15,750	\$ 4,875
Landscape Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Lake Maintenance	\$ 13,295	\$ 13,295	\$ 2,625	\$ 10,670
Lake Contingency	\$ 1,000	\$ 250	\$ -	\$ 250
Contingency	\$ 2,500	\$ 625	\$ -	\$ 625
Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 151,795</b>	<b>\$ 49,045</b>	<b>\$ 21,465</b>	<b>\$ 27,580</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
<b>Total Reserves</b>	<b>\$ 122,371</b>	<b>\$ 122,371</b>	<b>\$ 122,371</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 391,981</b>	<b>\$ 207,245</b>	<b>\$ 171,205</b>	<b>\$ 36,039</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (104,801)</b>		<b>\$ 72,769</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 104,801</b>		<b>\$ 183,506</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 256,275</b>	

# Shingle Creek at Bronson

## Community Development District

### Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Transfer In	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Interest	\$ 1,200	\$ 300	\$ 5	\$ (295)
<b>Total Revenues</b>	<b>\$ 123,571</b>	<b>\$ 122,671</b>	<b>\$ 122,376</b>	<b>\$ (295)</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>\$ 122,671</b>	<b>\$ 122,376</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,324</b>		<b>\$ 170,329</b>	
<b>Fund Balance - Ending</b>	<b>\$ 293,895</b>		<b>\$ 292,705</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 December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 780,300	\$ 662,910	\$ 662,910	\$ -
Interest	\$ 17,500	\$ 4,375	\$ 8,102	\$ 3,727
<b>Total Revenues</b>	<b>\$ 797,800</b>	<b>\$ 667,285</b>	<b>\$ 671,012</b>	<b>\$ 3,727</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 12/15	\$ 242,938	\$ 242,938	\$ 242,938	\$ -
Principal - 12/15	\$ 295,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 242,938	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 780,875</b>	<b>\$ 242,938</b>	<b>\$ 242,938</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,675)	\$ 4,675
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,675)</b>	<b>\$ 4,675</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,925</b>		<b>\$ 423,399</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 282,714</b>		<b>\$ 680,884</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,639</b>		<b>\$ 1,104,283</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 December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 123	\$ 123
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 123</b>	<b>\$ 123</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)	\$ -	\$ -	\$ 4,675	\$ (4,675)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,675</b>	<b>\$ (4,675)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 4,798</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 8,808</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 13,605</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	\$ -	\$ 24,382	\$ 219,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,974
													\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 24,382</b>	<b>\$ 219,592</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 243,974</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
FICA Expense	\$ 61	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	153
Engineering Fees	\$ 130	\$ 247	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	482
Attorney	\$ 318	\$ 1,166	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,254
Dissemination	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	875
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,375
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 23	\$ 6	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 39	\$ 109	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	186
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total Administrative:</b>	<b>\$ 16,298</b>	<b>\$ 5,840</b>	<b>\$ 5,231</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,369</b>
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 281	\$ 22	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	590
Landscape Maintenance	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,750
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,625
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 7,240</b>	<b>\$ 6,980</b>	<b>\$ 7,245</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,465</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 122,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	122,371
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 122,371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 122,371</b>
<b>Total Expenditures</b>	<b>\$ 23,538</b>	<b>\$ 12,820</b>	<b>\$ 134,847</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 171,205</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (23,538)</b>	<b>\$ 11,562</b>	<b>\$ 84,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,769</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	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
01/10/24	ACH	\$20,818.65	\$403.88	\$624.58	\$0.00	\$19,790.19	\$5,324.05	\$14,466.14	\$19,790.19
01/10/24	ACH	\$1,011.71	\$19.63	\$30.35	\$0.00	\$961.73	\$258.73	\$703.00	\$961.73
						\$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		\$ 985,708.90	\$ 20,924.41	\$ 37,148.65	\$ -	\$ 927,635.84	\$ 249,556.88	\$ 678,078.96	\$ 927,635.84

86.90%	Net Percent Collected
\$ 139,841.26	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
11/1/23		Interest		\$ 41.94
11/2/23		Transfer from Reserve		\$ 1,592.43
12/1/23		Interest		\$ 47.40
12/4/23		Transfer from Reserve		\$ 1,546.67
<b>TOTAL</b>				<b>\$ 4,797.74</b>
<b>Project (Construction) Fund at 09/30/23</b>				<b>\$ 8,807.67</b>
<b>Interest Earned/Transferred Funds thru 12/31/23</b>				<b>\$ 4,797.74</b>
<b>Requisitions Paid thru 12/31/23</b>				<b>\$ -</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 13,605.41</b>