

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*March 4, 2024*

# AGENDA

# *Shingle Creek at Bronson Community Development District*

---

219 E. Livingston Street, Orlando, Florida 32801

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

February 26, 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, March 4, 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 February 5, 2024 Meeting
4. Consideration of Agreement with Aquatic Weed Control, Inc. to Provide Maintenance Services at Ponds E and G
5. Updated Regarding Request from Sabal Trail Transmission, LLC
  - A. 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

# 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, February 5, 2024 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	Assistant Secretary
Logan Lantrip	Appointed as 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 four 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**

**Organizational Matters**

**A. Acceptance of Resignation of Pat Quaranta and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026**

Mr. LeBrun: On page 6 of the electronic agenda there is a resignation from Pat Quaranta from his seat. Would the Board like to entertain a motion to accept his resignation?

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Accepting the Resignation of Pat Quaranta, was approved.
---

Mr. LeBrun: The Board can appoint another individual to that now vacant seat.

Mr. Morgan: I make a motion to appoint Logan Lantrip to Pat's vacant seat.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Appointment of Logan Lantrip to Fulfill Board Vacancy with a Term Ending November 2026, was approved.

**B. Administration of Oath of Office to Newly Appointed Board Member**

Mr. LeBrun: The Oath of Office has been administered to Logan Lantrip.

**C. Consideration of Resolution 2024-02 Electing Assistant Secretary**

Mr. LeBrun: If the Board wishes they can completely change the officers or if the Board wishes, they can elect to just replace Logan in that Assistant Secretary seat.

Mr. Morgan: I am going to place Logan into the Assistant Secretary seat and leave everything else as it is.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2024-02 Electing Logan Lantrip as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the December 4, 2023 Meeting**

Mr. LeBrun: You have approval of your December 4, 2023 meeting minutes which start on page 5 of your electronic agenda. Happy to take any questions or revisions. If not, looking for a motion to approve those minutes.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the December 4, 2023 Meeting, were approved, as presented.

**FIFTH ORDER OF BUSINESS**

**Presentation of Final Form of Permanent Easement Agreement with Sabal Trail Transmission, LLC – *Under Separate Cover***

Mr. Trucco: I discussed this item with the Board a couple of months ago and the Board approved the concept in substantial final form and delegated authority to the Chair when he signed off on the final forms of easement. We are still working on ironing out the request and the terms of the easement so as soon as that is done, you will see those final forms back on the

agenda for ratification. There is no action that needs to be taken right now. I just ask that we keep that on the agenda as a line item until it is finalized.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **i. Discussion of Pending Plat Conveyances**

##### **ii. Status of Permit Transfers**

Mr. LeBrun: Staff reports, Kristen?

Ms. Trucco: I went through the plats in my file to make sure everything has been conveyed to the CDD. There were three remaining tracts, G and H in the Cove at Storey Lake Phase 4 plat and then also tract CSA in the Cove at Storey Lake Phase 3 plat. I had ordered title work and the title company Fidelity came back and said those three plats have already been replatted in the Phase 4 plat and Phase 5 plat so no longer exist. I can confirm that all of the tracts in 4 and 5 have already been conveyed to the CDD. Based on my review it looks like everything has already been conveyed to the CDD. I will put this together in a form and it will go on the next agenda with all of the plats and a line that says here is the deed and it was recorded in official record book number and page and that will go into the record so moving forward we know everything has been conveyed.

#### **B. Engineer**

Mr. LeBrun: Dave, anything?

Mr. Reid: I am working with the South Florida Water Management District on the permit transfers. Jimmy Askey had certified all of those phases and for some reason the Water Management District doesn't think it is all certified so will not process the transfer yet. Jimmy sent all of these certifications so I am working with the District to try and get them to understand it is all certified and they can proceed with the permit transfer to the CDD.

#### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. LeBrun: On page 19 is approval of the check register. There is the general fund, checks 272-278 for a total of \$36,344.37. There is also the payroll fund for a grand total of \$36,529.07. Behind that is the check register with the detailed line items. Happy to take any questions on either of those and if not I'm looking for a motion to approve the check register.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register, was approved.

**iii. Balance Sheet and Income Statement**

Mr. LeBrun: You have the unaudited financials through December 31, 2023. There is no action required from the Board. They are just there for Board review.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**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



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

---

**THIS AGREEMENT** made the date set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter called "**AWC**", and

**Shingle Creek at Bronson CDD**  
**C/O Governmental Management Service**  
**1408 Hamlin Ave Unit E**  
**Saint Cloud, FL. 34771**  
**Alan, Phone 407-398-2890**

Agreement Term Dates: 2/1/24-1/31/25\*

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

**AWC** agrees to maintain the following waterway(s)/treatment area(s) in accordance with the terms and conditions of this agreement.

## **2 Ponds Known as E and G associated with Shingle Creek at Bronson C.D.D**

**CUSTOMER** agrees to pay **AWC** in the following amount and manner:

- |   |                     |
|---|---------------------|
| - Initial start up charge                         | \$ N/A              |
| - Shoreline grass and brush control               | \$ 220.00 (Monthly) |
| - Floating and Submersed vegetation control       | \$ Included         |
| - Additional treatments as required by <b>AWC</b> | \$ Included         |
| - A monthly report of all waterways treated       | \$ Included         |

Total Monthly investment **\$ 220.00**

Scheduled treatments will be provided on a monthly basis (approximately once every 30 days)

Payments for this service will be made in equal and consecutive monthly installments, each due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

**AWC** maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

## **ACCEPTANCE OF AGREEMENT**

**Chad Inscho 2/12/24**

\_\_\_\_\_  
**Aquatic Weed Control, Inc.**

\_\_\_\_\_  
**Customer's Signature**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Print Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Print Company Name**



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

---

## **Addendum to Water Management Agreement**

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER'S responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if not signed and returned within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER'S failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. \* Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government imposed tax including sales tax.

## **ACCEPTANCE OF ADDENDUM**

**Chad Inscho 2/12/24**

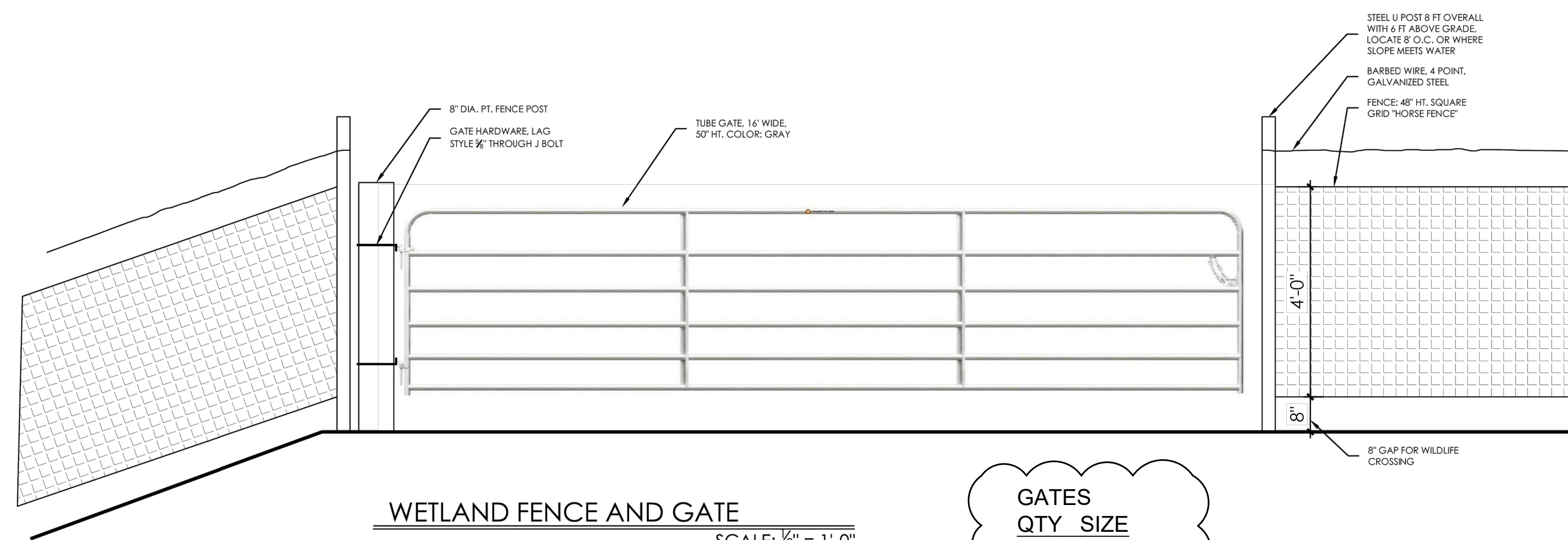
**Aquatic Weed Control, Inc.**

**Customer's Signature**

**Date**

## SECTION V

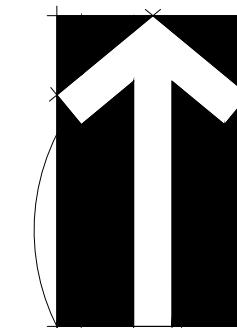




GATES	
QTY	SIZE
1	10'
2	12'
2	16'

WETLAND FENCE AND GATE

SCALE: 1" = 40'



© 2019, BONNETT DESIGN GROUP, LLC. ALL RIGHTS RESERVED. DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.



**BONNETT design group, llc**  
landscape architecture  
community planning  
FL LC 26000341

400 South Orlando Ave. Suite 201  
Maitland, FL 32751  
407.622.1588 voice  
407.358.5363 fax

The Cove at Storey Lake III  
Lennar Homes, LLC  
Landscape Architecture  
OSCEOLA COUNTY, FLORIDA

DATE: JUNE 9, 2023  
DRAWN BY: LAE  
CHECKED BY: TWB  
JOB NUMBER: 2019.101

FILE NAME:  
01 LEN BRONSON ISBASE P2.3 WETLAND FENCE

REVISIONS:

1	Fence layout 06-30-2023
2	Revise Fence layout 07-20-2023

Todd W. Bennett, RIA # LA0001718

L200

ENHANCED



TRACT OS-1

TRACT I

Tract P - Owned by  
Shingle Creek at  
Bronson CDD

GAS MAIN

Tract E - Owned  
by Shingle Creek  
at Bronson CDD

23.01'

25.64'

188.54'

66.71'

74.22'

162.38'

51.42'

60.37'

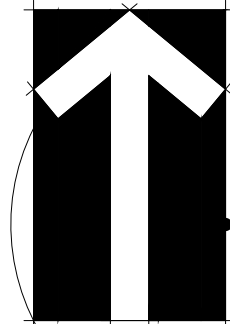
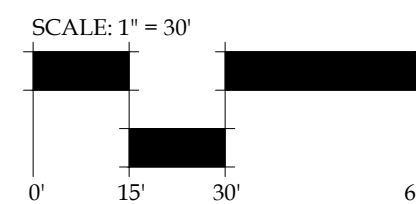
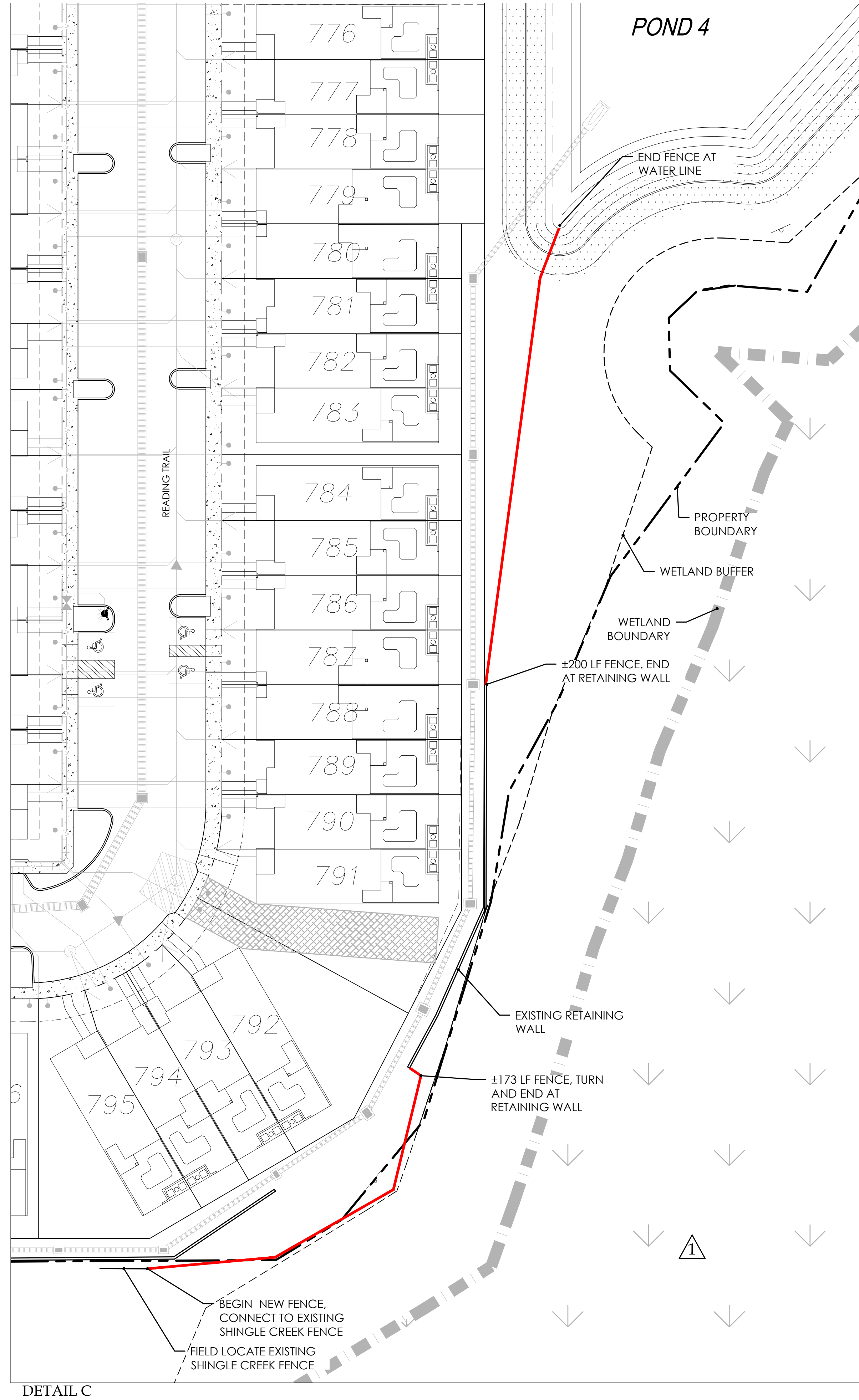
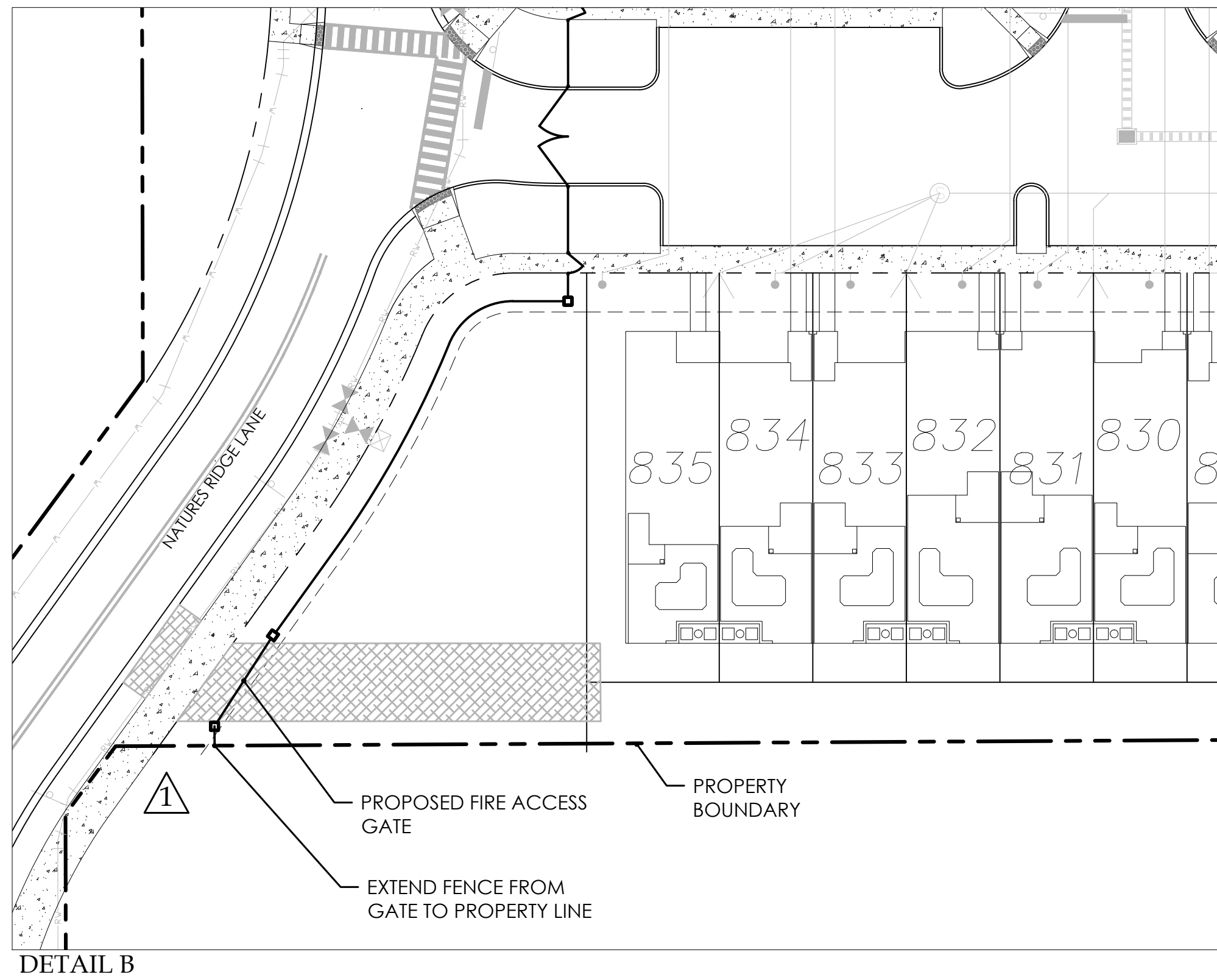
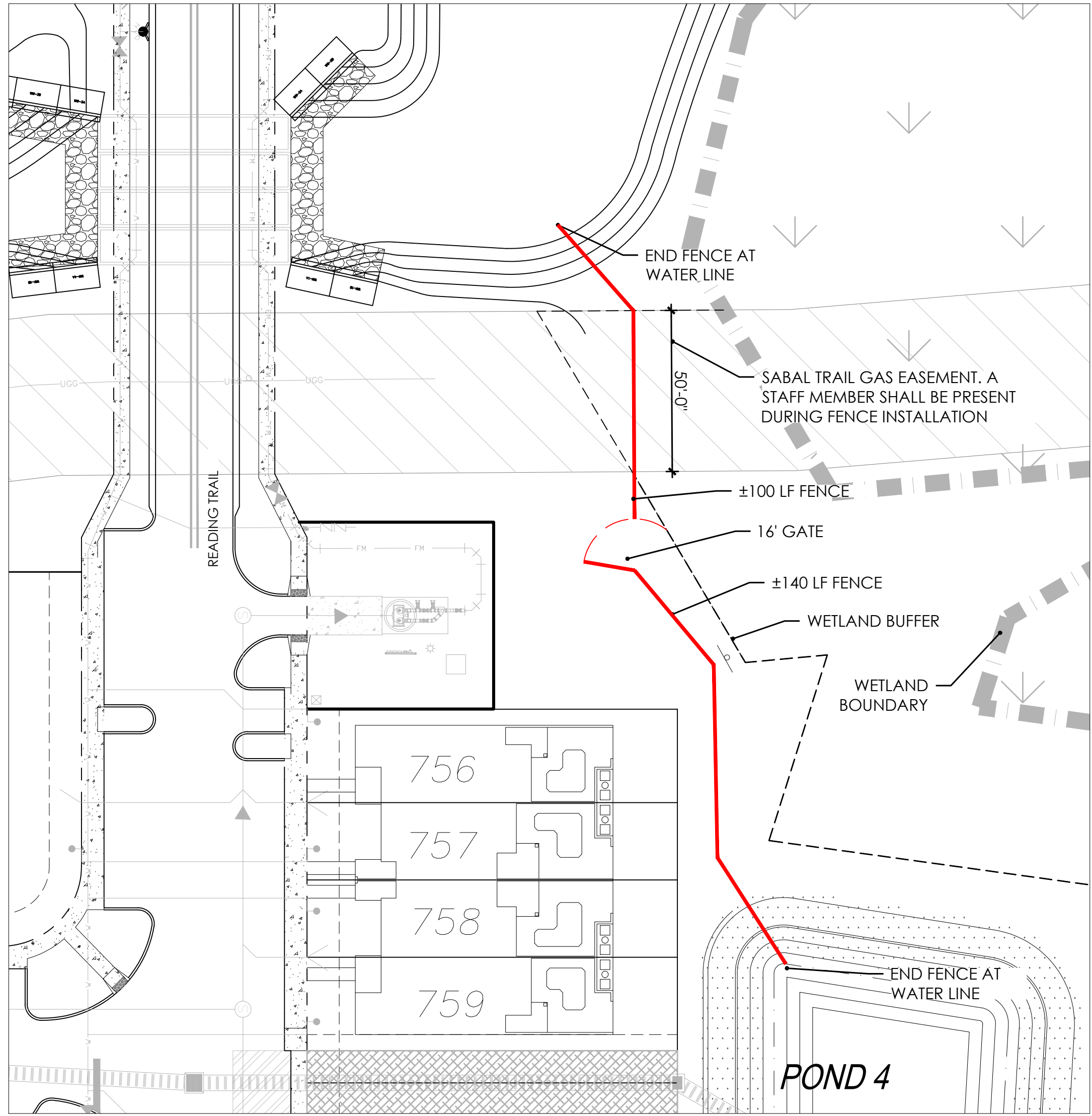
53.28'

25.57'

57.04'



DRAWING PLOTTED: 7/20/2023 12:40:55 PM  
Z:\SHARED\BONNETT DESIGN GROUP\2019\101 LEN STOREY LAKE BRONSON\DESIGN\2019\101 LEN BRONSON\LSBASE\_P23\_WETLAND FENCE.DWG



Revised fence lengths to water's normal control level.  
Added gate width.

© 2019, BONNETT DESIGN GROUP, LLC. ALL RIGHTS RESERVED. DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

DATE: JUNE 9, 2023  
DRAWN BY: LAE  
CHECKED BY: TWB  
JOB NUMBER: 2019.101  
FILE NAME: 101\_LEN\_BRONSON\_LSBASE\_P23\_WETLAND FENCE

REVISIONS:  
△ Fence layout 06-30-2023  
△ Revise Fence layout 07-20-2023

L201

ENHANCED



BONNETT design group, llc  
landscape architecture  
community planning  
FL LC 26000341

400 South Orlando Ave. Suite 201  
Maitland, FL 32751  
407.622.1588 voice  
407.358.5363 fax

The Cove at Storey Lake III  
Lennar Homes, LLC  
Landscape Architecture  
OSCEOLA COUNTY, FLORIDA  
WETLAND FENCE LAYOUT PLAN

Todd W. Bonnett, R.L.A. # LA000778

- Red Circle = Location of existing, compromised culvert crossing; Sabal Trail proposes to reinforce existing culvert or remove existing culvert and install new culvert as well as assessing the elevations of the approaches to the culvert crossing for potential improvement with stone
- Orange Lines = Requested off-Sabal Trail easement access to be covered by permanent access road agreement; the eastern segment serves to add the remaining culvert width not already in the Sabal Trail easement into the permanent access road agreement
- Yellow Line = Temporary easement gate that can be removed and gap fenced across once permanent access road agreement is recorded
- Green Line = Permanent gate planned by Lennar that with a Sabal Trail Transmission padlock on it once the permanent access road agreement is recorded and the temporary gate is removed

The only addition to what we talked about this morning is the possibility of adding some stone material to the culvert crossing approaches. While we aren't sure if this will be required yet, we'd like to reserve the right to make elevation improvements to help keep the road out of the wet as it approaches and departs the culvert crossing.

---

# SECTION A

*This item will be provided under  
separate cover*

## SECTION VI

# SECTION A



# SECTION 1



LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>  
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
JAN ALBANESE CARPENTER  
LAUREN M. COLELLA  
DANIEL H. COULTOFF  
SARAH M. DINON  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

JAY E. LAZAROVICH  
MARC L. LEVINE  
JUSTIN M. LUNA  
LORI T. MILVAIN  
BENJAMIN R. TAYLOR  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

**To:** Shingle Creek at Bronson Community Development District  
**From:** District Counsel (Kristen Trucco, Esq. & Jan Albanese Carpenter, Esq.)  
**Regarding:** Inventory of Conveyances to the CDD  
**Date:** February 26, 2024

---

**(1) Cove at Storey Lake III Plat (Plat Book 28, Page 166):**

-plat note no. 12: Tracts A and B – conveyed to CDD by Special Warranty Deed (recorded in Official Records Book 6184, Page 2857)  
-plat note no. 15: Tracts P-1 and P-2 – conveyed to CDD by Special Warranty Deed (recorded in Official Records Book 6184, Page 2857)  
-plat note no. 25: Tract CSA shall be owned by CDD – per title company (Fidelity), Tract CSA was replated by the Cove at Storey Lake IV plat.

**(2) Cove at Storey Lake IV Plat (Plat Book 30, Page 18):**

-plat note no. 13: Tracts G, H – per title company (Fidelity), Tracts G and H were replated by the Cove at Storey Lake V plat.  
-plat note no. 13: Tracts N, O, S – conveyed to CDD by Special Warranty Deed (recorded in Official Records Book 6184, Page 2857)  
-plat note no. 14: Tracts R and T – conveyed to CDD by Special Warranty Deed (recorded in Official Records Book 6184, Page 2857)

**(3) Cove at Storey Lake V Plat (Plat Book 31, Page 104):**

-plat note no. 17: Tracts E, G, H, O and P – conveyed to CDD by Special Warranty Deed (recorded in Official Records Book 6184, Page 2857)

# SECTION C

# SECTION 1

# Shingle Creek at Bronson

## Community Development District

### Summary of Invoices

January 29, 2024 - February 26, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/1/24	279	\$ 5,250.00
	2/8/24	280	\$ 875.00
	2/15/24	281-286	\$ 27,706.19
			<hr/> \$ 33,831.19
Payroll	<u>February 2024</u>		
	Adam Morgan	50087	\$ 184.70
	Brent Kewley	50088	\$ 184.70
	James Yawn	50089	\$ 184.70
	Patrick Bonin Jr.	50090	\$ 184.70
			<hr/> \$ 738.80
TOTAL			<hr/> \$ 34,569.99



CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									33,831.19		

## SECTION 2



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

***Unaudited Financial Reporting***  
***January 31, 2024***



# Table of Contents

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

# Shingle Creek at Bronson

## Community Development District

### Balance Sheet

January 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 246,275	\$ 17,705	\$ -	\$ -	\$ 263,980
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 731,084	\$ -	\$ 731,084
Construction	\$ -	\$ -	\$ -	\$ 15,258	\$ 15,258
Due From General Fund	\$ -	\$ -	\$ 615	\$ -	\$ 615
Due From Other	\$ 5,250	\$ -	\$ -	\$ -	\$ 5,250
State Board of Administration	\$ -	\$ 275,839	\$ -	\$ -	\$ 275,839
<b>Total Assets</b>	<b>\$ 251,525</b>	<b>\$ 293,544</b>	<b>\$ 1,121,848</b>	<b>\$ 15,258</b>	<b>\$ 1,682,175</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,525	\$ -	\$ -	\$ -	\$ 1,525
Due to Debt Service 2021	\$ 615	\$ -	\$ -	\$ -	\$ 615
<b>Total Liabilities</b>	<b>\$ 2,140</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,140</b>
<b>Fund Balances:</b>					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 1,121,848	\$ -	\$ 1,121,848
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 15,258	\$ 15,258
Assigned For Capital Reserves	\$ -	\$ 293,544	\$ -	\$ -	\$ 293,544
Unassigned	\$ 249,385	\$ -	\$ -	\$ -	\$ 249,385
<b>Total Fund Balances</b>	<b>\$ 249,385</b>	<b>\$ 293,544</b>	<b>\$ 1,121,848.29</b>	<b>\$ 15,257.90</b>	<b>\$ 1,680,035</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 251,525</b>	<b>\$ 293,544</b>	<b>\$ 1,121,848</b>	<b>\$ 15,258</b>	<b>\$ 1,682,175</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 287,180	\$ 249,783	\$ 249,783	\$ -
<b>Total Revenues</b>	<b>\$ 287,180</b>	<b>\$ 249,783</b>	<b>\$ 249,783</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 10,000	\$ 3,333	\$ 2,200	\$ 1,133
FICA Expense	\$ 765	\$ 255	\$ 168	\$ 87
Engineering Fees	\$ 12,000	\$ 4,000	\$ 1,112	\$ 2,888
Attorney	\$ 25,000	\$ 8,333	\$ 2,857	\$ 5,477
Dissemination	\$ 3,500	\$ 1,167	\$ 1,167	\$ (0)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 37,500	\$ 12,500	\$ 12,500	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Postage	\$ 750	\$ 250	\$ 46	\$ 204
Printing & Binding	\$ 750	\$ 250	\$ -	\$ 250
Insurance	\$ 6,200	\$ 6,200	\$ 5,785	\$ 415
Legal Advertising	\$ 2,500	\$ 833	\$ -	\$ 833
Other Current Charges	\$ 600	\$ 200	\$ 260	\$ (60)
Office Supplies	\$ 150	\$ 50	\$ 1	\$ 49
Property Appraiser	\$ 425	\$ 425	\$ 292	\$ 133
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 117,815</b>	<b>\$ 44,305</b>	<b>\$ 32,863</b>	<b>\$ 11,442</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 10,000	\$ 3,333	\$ 3,333	\$ 0
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Electric	\$ 2,500	\$ 833	\$ -	\$ 833
Streetlights	\$ 11,000	\$ 3,667	\$ -	\$ 3,667
Water & Sewer	\$ 10,000	\$ 3,333	\$ 837	\$ 2,496
Landscape Maintenance	\$ 82,500	\$ 27,500	\$ 21,000	\$ 6,500
Landscape Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Lake Maintenance	\$ 13,295	\$ 13,295	\$ 3,500	\$ 9,795
Lake Contingency	\$ 1,000	\$ 333	\$ -	\$ 333
Contingency	\$ 2,500	\$ 833	\$ -	\$ 833
Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 151,795</b>	<b>\$ 60,462</b>	<b>\$ 28,670</b>	<b>\$ 31,791</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	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>\$ 227,138</b>	<b>\$ 183,904</b>	<b>\$ 43,234</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (104,801)</b>		<b>\$ 65,879</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 104,801</b>		<b>\$ 183,506</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 249,385</b>	

# Shingle Creek at Bronson

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Interest	\$ 1,200	\$ 400	\$ 845	\$ 445
<b>Total Revenues</b>	<b>\$ 123,571</b>	<b>\$ 122,771</b>	<b>\$ 123,216</b>	<b>\$ 445</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>\$ 122,771</b>	<b>\$ 123,216</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,324</b>		<b>\$ 170,329</b>	
<b>Fund Balance - Ending</b>	<b>\$ 293,895</b>		<b>\$ 293,544</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 January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$ 780,300	\$ 678,694	\$ 678,694	\$ -
Interest	\$ 17,500	\$ 5,833	\$ 11,480	\$ 5,647
<b>Total Revenues</b>	<b>\$ 797,800</b>	<b>\$ 684,527</b>	<b>\$ 690,174</b>	<b>\$ 5,647</b>
<b><u>Expenditures:</u></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><u>Other Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ (6,272)	\$ 6,272
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,272)</b>	<b>\$ 6,272</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,925</b>		<b>\$ 440,964</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 282,714</b>		<b>\$ 680,884</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,639</b>		<b>\$ 1,121,848</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 January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 178	\$ 178
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 178</b>	<b>\$ 178</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)	\$ -	\$ -	\$ 6,272	\$ (6,272)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,272</b>	<b>\$ (6,272)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 6,450</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 8,808</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 15,258</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	\$ 5,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249,783
													\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 24,382</b>	<b>\$ 219,592</b>	<b>\$ 5,809</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 249,783</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 600	\$ 600	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,200
FICA Expense	\$ 61	\$ 46	\$ 46	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	168
Engineering Fees	\$ 130	\$ 247	\$ 105	\$ 630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,112
Attorney	\$ 318	\$ 1,166	\$ 770	\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,857
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,167
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 23	\$ 6	\$ 5	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 39	\$ 109	\$ 38	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	260
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Property Appraiser	\$ -	\$ -	\$ -	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	292
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total Administrative:</b>	<b>\$ 16,298</b>	<b>\$ 5,840</b>	<b>\$ 5,231</b>	<b>\$ 5,494</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>32,863</b>
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,333
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 281	\$ 22	\$ 287	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	837
Landscape Maintenance	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 7,240</b>	<b>\$ 6,980</b>	<b>\$ 7,245</b>	<b>\$ 7,205</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>28,670</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>\$ 12,699</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>183,904</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (23,538)</b>	<b>\$ 11,562</b>	<b>\$ 84,745</b>	<b>\$ (6,890)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>65,879</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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2021 Debt Service Asmt</i>	<i>Total</i>
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
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$841.05	\$841.05	\$226.26	\$614.79	\$841.05
02/08/24	ACH	\$29,944.65	\$586.92	\$598.90	\$0.00	\$28,758.83	\$7,736.83	\$21,022.00	\$28,758.83
						\$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
<b>TOTAL</b>		<b>\$ 1,015,653.55</b>	<b>\$ 21,511.33</b>	<b>\$ 37,747.55</b>	<b>\$ 841.05</b>	<b>\$ 957,235.72</b>	<b>\$ 257,519.97</b>	<b>\$ 699,715.75</b>	<b>\$ 957,235.72</b>

<b>89.67%</b>	<b>Net Percent Collected</b>
<b>\$ 110,241.38</b>	<b>Balance Remaining to Collect</b>

**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
1/2/24		Interest		\$ 55.07
1/3/24		Transfer from Reserve		\$ 1,597.42
<b>TOTAL</b>				<b>\$ 6,450.23</b>
Project (Construction) Fund at 09/30/23				\$ 8,807.67
Interest Earned/Transferred Funds thru 12/31/23				\$ 6,450.23
Requisitions Paid thru 12/31/23				\$ -
<b>Remaining Project (Construction) Fund</b>				<b>\$ 15,257.90</b>