

*Shingle Creek at Bronson
Community Development District*

Agenda

April 1, 2024

AGENDA

Shingle Creek at Bronson Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 25, 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, April 1, 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 March 4, 2024 Meeting
4. Consideration of Agreement with Frank Polly Sod & Landscape for Landscape and Irrigation Maintenance Services
5. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
6. 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*
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. 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, March 4, 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
Logan Lantrip <i>joined late</i>	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 February 5, 2024 Meeting

Mr. LeBrun: You have approval of your February 5, 2024 meeting minutes which start on page 5 of your electronic agenda. Happy to take any comments or corrections. If not, just looking for a motion to approve those.

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the February 5, 2024 Board of Supervisors Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Aquatic Weed Control, Inc. to Provide Maintenance Services at Ponds E and G

Mr. LeBrun: On page 10 of the electronic agenda is consideration of agreement with Aquatic Weed Control to provide maintenance services at Ponds E and G.

Mr. Scheerer: These are the final two ponds that are left, one is off Natures Ridge and the other one is interior back by the gas line easement. They are listed as E and G but if you go down a couple of pages you will see a black and white map, just for reference purposes they are labeled ponds 3 and 4. Those will be the last two ponds within the District. I believe the ERP's have already been transmitted to the operating entity which is us. We are looking to wrap this all up and have all the ponds under a maintenance agreement for Shingle Creek at Bronson CDD. These are within our budget for 2024 as well.

**Mr. Lantrip and Mr. Yawn joined the meeting at this time.*

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Agreement with Aquatic Weed Control, Inc. to Provide Maintenance Services at Ponds E and G, was approved.

FIFTH ORDER OF BUSINESS

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*

Ms. Trucco: A short update on this basically that this is moving forward. You already saw a prior version of our form easement and you approved that moving forward. They are basically going to go get a survey done to provide legal descriptions for the easements that are going to go in. You have probably already seen this diagram that they initially provided with the detail in their plan but it is moving forward. Once I have their comments back on the form easement, I will bring it back to this Board so you can provide any final comments that you have. I put this on the agenda so it stays on all of our radars and you know it is moving forward.

Mr. Morgan: It looks like everything is the same that we have been talking about. Looks good.

Ms. Trucco: Once I have her comments back then it may change, some of the terms of that original easement agreement that you saw may change. I will bring those back otherwise I believe you had delegated authority to Adam Morgan to go ahead and provide final signoff on that. I will go through final signoff from District Counsel and District Engineer as well before it is completely finalized and recorded.

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: The is an inventory document that was put in the agenda so everyone is on the same page with regards to all of the plats that we have in our file internally. We have put down each of the plat notes that shows certain tracts being conveyed to the CDD and also just noted that the tracts were recorded by deed and put the information about the official record book and page they were recorded in, in Osceola County. If there are any other plats that you all are aware of that are out there for the CDD, please notify us so we can get any remaining tracks over to the CDD but looks like everything is done as of now. If you have any questions, I would be happy to take them otherwise that is all I have for you today.

B. Engineer

Mr. LeBrun: Dave, anything?

Mr. Reid: Nothing new this month.

C. District Manager’s Report

i. Approval of Check Register

Mr. LeBrun: You have approval of the check register on page 25 of the electronic agenda. This is for invoices from January 29th through February 26th with checks 279-286 for a total of \$33,831.19. The payroll fund with checks 587-590 for a total of \$738.80. The grand total is \$34,569.99.

On MOTION by Mr. Kewley seconded by Mr. Morgan, with all in favor, the Check Register totaling \$34,569.99, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun: You have the unaudited financials through January 31, 2024. There is no action required on your part. They are just there for your 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. Lantrip, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com

Shingle Creek at Brunson CDD

Mowing

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Pond areas to be mowed every other week.

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Weeding of Shrubs or Tree Beds

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

Fertilization and Pest Control - St Augustine Sod only

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Irrigation

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.



Dispose of all trash and litter in landscape beds.

Damages

We are not responsible for freeze/freeze damage cleanup.
Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner’s representative after each week of service.
Includes 40 yds of Pine Bark, once a year

Work Not Included

The following items would be an “extra” to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner’s prior authorization.
Sweeping of parking areas, driveways and breezeways except for the clean-up of debris generated by our work.
Annuals -4” pots, installed @ \$1.50 each
Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts).
Pruning and weeding of Homeowner’s beds not included.

Length of Contract

This contract will be for a period of twelve months beginning April 1,2024 and ending on Sept 30,2025

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$ 6,250.00 per month. Payment is due by the 20th of the month following the service.

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this _____ day of _____, 20__.

Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name



SECTION V

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Shingle Creek at Bronson Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	June 3, 2024
HOUR:	12:00 p.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF APRIL, 2024.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

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

***Proposed Budget
FY2025***

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2025

General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	2/29/24	7 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 287,180	\$ 257,520	\$ 29,658	\$ 287,178	\$ 287,180
Carry Forward Surplus*	\$ 104,801	\$ 81,159	\$ -	\$ 81,159	\$ 47,124
Total Revenues	\$ 391,981	\$ 338,679	\$ 29,658	\$ 368,337	\$ 334,304
Expenditures:					
Administrative:					
Supervisor Fees	\$ 10,000	\$ 3,000	\$ 7,200	\$ 10,200	\$ 10,000
FICA Expense	\$ 765	\$ 230	\$ 551	\$ 780	\$ 765
Engineering Fees	\$ 12,000	\$ 1,217	\$ 4,783	\$ 6,000	\$ 12,000
Attorney	\$ 25,000	\$ 2,857	\$ 7,143	\$ 10,000	\$ 25,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 3,500	\$ 1,458	\$ 2,042	\$ 3,500	\$ 3,500
Annual Audit	\$ 4,600	\$ -	\$ 4,600	\$ 4,600	\$ 4,700
Trustee Fees	\$ 4,050	\$ -	\$ 4,050	\$ 4,050	\$ 4,050
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,300
Management Fees	\$ 37,500	\$ 15,625	\$ 21,875	\$ 37,500	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 750	\$ 80	\$ 120	\$ 200	\$ 750
Printing & Binding	\$ 750	\$ 11	\$ 64	\$ 75	\$ 750
Insurance	\$ 6,200	\$ 5,785	\$ -	\$ 5,785	\$ 6,200
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 301	\$ 299	\$ 600	\$ 600
Office Supplies	\$ 150	\$ 1	\$ 24	\$ 25	\$ 150
Property Appraiser Fee	\$ 425	\$ 292	\$ -	\$ 292	\$ 425
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 117,815	\$ 37,581	\$ 57,500	\$ 95,082	\$ 122,915
Operations & Maintenance					
Field Services	\$ 10,000	\$ 4,167	\$ 5,833	\$ 10,000	\$ 10,500
Property Insurance	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Electric	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 11,000	\$ -	\$ -	\$ -	\$ 11,000
Water & Sewer	\$ 10,000	\$ 1,230	\$ 6,770	\$ 8,000	\$ 10,000
Landscape Maintenance	\$ 82,500	\$ 26,250	\$ 36,750	\$ 63,000	\$ 82,500
Landscape Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Lake Maintenance	\$ 13,295	\$ 4,375	\$ 7,885	\$ 12,260	\$ 14,805
Lake Contingency	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Total Operations & Maintenance:	\$ 151,795	\$ 36,022	\$ 67,738	\$ 103,760	\$ 151,305
Reserves					
Capital Reserve Transfer	\$ 122,371	\$ 122,371	\$ -	\$ 122,371	\$ 60,084
Total Reserves	\$ 122,371	\$ 122,371	\$ -	\$ 122,371	\$ 60,084
Total Expenditures	\$ 391,981	\$ 195,974	\$ 125,239	\$ 321,213	\$ 334,304
Excess Revenues (Expenditures)	\$ -	\$ 142,705	\$ (95,581)	\$ 47,124	\$ (0)

*Less 1st Quarter Operating

Net Assessment	\$287,180
Collection Cost (6%)	\$18,331
Gross Assessment	\$305,511

Shingle Creek at Bronson

Community Development District

Gross Per Unit Assessment Comparison Chart

Property Type	Units	Fiscal Year 2024		Increase	Fiscal Year 2025	Fiscal Year 2025
		Gross Per Unit	% Increase	Gross Per Unit	Gross Per Unit	Total Gross
Townhome	358	\$384	0%	\$0	\$384	\$137,406.56
Single Family	274	\$614	0%	\$0	\$614	\$168,104.08
Total	632				Gross Assessment	\$305,510.64

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to fund all operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 10 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Hamilton Engineering & Surveying, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2021 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which related to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2021 Special Assessment Bonds.

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2021 Special Assessment Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Property Appraiser Fee

Represents annual fee from Osceola County Property Appraiser's office.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Streetlights

Represents estimated costs for 22 streetlights that will be maintained by the District.

Shingle Creek at Bronson Community Development District

GENERAL FUND BUDGET

Water & Sewer

Represents costs for water services for areas within the District. The District currently has one account with Toho Water Authority.

Account#	Description	Monthly	Annual
002674346-033259219	4300 Natures Ridge Odd Drive 2" RM	\$550	\$6,600
	Contingency		\$3,400
Total			\$10,000

Landscape Maintenance

The District will maintain the landscaping within the District after installation of landscape material has been completed such as Nature's Ridge Drive, Tracts A, B, L3, P-1, P-2 and the Cove at Storey Lake PH II & III. The District has contract with Frank Polly Sod, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance	\$6,250	\$75,000
Contingency		\$7,500
Total		\$82,500

Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Lake Maintenance

Represents cost for maintenance to 7 ponds located within the District. Services include shoreline grass and brush control, floating and submersed vegetation control, additional treatments as required and a monthly report of all waterways treated. The District has contracted with Aquatic Weed Control, Inc. for these services.

Description	Monthly	Annual
Pond Maintenance - Ponds		
Pond 1 - 2	\$135	\$1,620
Pond 3 - 4 (E & G)	\$220	\$2,640
Pond 5 - 7	\$740	\$8,880
Contingency		\$705
Total		\$13,845

Lake Contingency

Represents estimated costs for any additional lake expenses not covered under the monthly lake maintenance contract.

Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

Shingle Creek at Bronson
Community Development District
GENERAL FUND BUDGET

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2021

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	2/29/24	7 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 780,300	\$ 699,716	\$ 80,584	\$ 780,299	\$ 780,300
Interest	\$ 17,500	\$ 15,988	\$ 24,012	\$ 40,000	\$ 36,000
Carry Forward Surplus	\$ 282,714	\$ 290,734	\$ -	\$ 290,734	\$ 310,529
Total Revenues	\$ 1,080,514	\$ 1,006,438	\$ 104,596	\$ 1,111,033	\$ 1,126,829
Expenditures:					
Series 2021					
Interest - 12/15	\$ 242,938	\$ 242,938	\$ -	\$ 242,938	\$ 239,250
Principal - 06/15	\$ 295,000	\$ -	\$ 295,000	\$ 295,000	\$ 305,000
Interest - 06/15	\$ 242,938	\$ -	\$ 242,938	\$ 242,938	\$ 239,250
Total Expenditures	\$ 780,875	\$ 242,938	\$ 537,938	\$ 780,876	\$ 783,500
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (7,863)	\$ (11,766)	\$ (19,629)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (7,863)	\$ (11,766)	\$ (19,629)	\$ -
Excess Revenues (Expenditures)	\$ 299,639	\$ 755,637	\$ (445,108)	\$ 310,529	\$ 343,329

Interest - 12/15/2025	\$235,438
Total	\$235,438
Net Assessment	\$780,300
Collection Cost (6%)	\$49,806
Gross Assessment	\$830,106

Property Type	Units	Gross Per Unit	Gross Total
Single Family	274	\$1,668	\$456,955
Townhome	358	\$1,042	\$373,151
Total	632		\$830,106

Shingle Creek at Bronson
Series 2021, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 13,420,000	\$ 295,000	\$ 242,937.50	\$ -
12/15/24	\$ 13,125,000	\$ -	\$ 239,250.00	\$ 777,187.50
6/15/25	\$ 13,125,000	\$ 305,000	\$ 239,250.00	\$ -
12/15/25	\$ 12,820,000	\$ -	\$ 235,437.50	\$ 779,687.50
6/15/26	\$ 12,820,000	\$ 310,000	\$ 235,437.50	\$ -
12/15/26	\$ 12,510,000	\$ -	\$ 231,562.50	\$ 777,000.00
6/15/27	\$ 12,510,000	\$ 320,000	\$ 231,562.50	\$ -
12/15/27	\$ 12,190,000	\$ -	\$ 226,602.50	\$ 778,165.00
6/15/28	\$ 12,190,000	\$ 330,000	\$ 226,602.50	\$ -
12/15/28	\$ 11,860,000	\$ -	\$ 221,487.50	\$ 778,090.00
6/15/29	\$ 11,860,000	\$ 340,000	\$ 221,487.50	\$ -
12/15/29	\$ 11,520,000	\$ -	\$ 216,217.50	\$ 777,705.00
6/15/30	\$ 11,520,000	\$ 350,000	\$ 216,217.50	\$ -
12/15/30	\$ 11,170,000	\$ -	\$ 210,792.50	\$ 777,010.00
6/15/31	\$ 11,170,000	\$ 360,000	\$ 210,792.50	\$ -
12/15/31	\$ 10,810,000	\$ -	\$ 205,212.50	\$ 776,005.00
6/15/32	\$ 10,810,000	\$ 375,000	\$ 205,212.50	\$ -
12/15/32	\$ 10,435,000	\$ -	\$ 198,650.00	\$ 778,862.50
6/15/33	\$ 10,435,000	\$ 385,000	\$ 198,650.00	\$ -
12/15/33	\$ 10,050,000	\$ -	\$ 191,912.50	\$ 775,562.50
6/15/34	\$ 10,050,000	\$ 400,000	\$ 191,912.50	\$ -
12/15/34	\$ 9,650,000	\$ -	\$ 184,912.50	\$ 776,825.00
6/15/35	\$ 9,650,000	\$ 415,000	\$ 184,912.50	\$ -
12/15/35	\$ 9,235,000	\$ -	\$ 177,650.00	\$ 777,562.50
6/15/36	\$ 9,235,000	\$ 430,000	\$ 177,650.00	\$ -
12/15/36	\$ 8,805,000	\$ -	\$ 170,125.00	\$ 777,775.00
6/15/37	\$ 8,805,000	\$ 445,000	\$ 170,125.00	\$ -
12/15/37	\$ 8,360,000	\$ -	\$ 162,337.50	\$ 777,462.50
6/15/38	\$ 8,360,000	\$ 460,000	\$ 162,337.50	\$ -
12/15/38	\$ 7,900,000	\$ -	\$ 154,287.50	\$ 776,625.00
6/15/39	\$ 7,900,000	\$ 480,000	\$ 154,287.50	\$ -
12/15/39	\$ 7,420,000	\$ -	\$ 145,887.50	\$ 780,175.00
6/15/40	\$ 7,420,000	\$ 495,000	\$ 145,887.50	\$ -
12/15/40	\$ 6,925,000	\$ -	\$ 137,225.00	\$ 778,112.50
6/15/41	\$ 6,925,000	\$ 510,000	\$ 137,225.00	\$ -
12/15/41	\$ 6,415,000	\$ -	\$ 128,300.00	\$ 775,525.00
6/15/42	\$ 6,415,000	\$ 530,000	\$ 128,300.00	\$ -
12/15/42	\$ 5,885,000	\$ -	\$ 117,700.00	\$ 776,000.00
6/15/43	\$ 5,885,000	\$ 555,000	\$ 117,700.00	\$ -
12/15/43	\$ 5,330,000	\$ -	\$ 106,600.00	\$ 779,300.00
6/15/44	\$ 5,330,000	\$ 575,000	\$ 106,600.00	\$ -
12/15/44	\$ 4,755,000	\$ -	\$ 95,100.00	\$ 776,700.00
6/15/45	\$ 4,755,000	\$ 600,000	\$ 95,100.00	\$ -
12/15/45	\$ 4,155,000	\$ -	\$ 83,100.00	\$ 778,200.00
6/15/46	\$ 4,155,000	\$ 625,000	\$ 83,100.00	\$ -
12/15/46	\$ 3,530,000	\$ -	\$ 70,600.00	\$ 778,700.00
6/15/47	\$ 3,530,000	\$ 650,000	\$ 70,600.00	\$ -
12/15/47	\$ 2,880,000	\$ -	\$ 57,600.00	\$ 778,200.00
6/15/48	\$ 2,880,000	\$ 675,000	\$ 57,600.00	\$ -
12/15/48	\$ 2,205,000	\$ -	\$ 44,100.00	\$ 776,700.00
6/15/49	\$ 2,205,000	\$ 705,000	\$ 44,100.00	\$ -
12/15/49	\$ 1,500,000	\$ -	\$ 30,000.00	\$ 779,100.00
6/15/50	\$ 1,500,000	\$ 735,000	\$ 30,000.00	\$ -
12/15/50	\$ 765,000	\$ -	\$ 15,300.00	\$ 780,300.00
6/15/51	\$ 765,000	\$ 765,000	\$ 15,300.00	\$ 780,300.00
Totals		\$ 13,420,000	\$ 8,358,837.50	\$ 21,778,837.50

SECTION VII

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

Summary of Invoices

February 26, 2024 - March 25, 2024

Fund	Date	Check No.'s	Amount
General Fund	3/6/24	287-288	\$ 6,125.00
	3/13/24	289-291	\$ 14,554.15
	3/21/24	292	\$ 1,938.00
			\$ 22,617.15
Payroll	<u>February 2024</u>		
	Logan Lantrip	50091	\$ 184.70
	<u>March 2024</u>		
	Adam Morgan	50092	\$ 184.70
	Brent Kewley	50093	\$ 184.70
	James Yawn	50094	\$ 184.70
	Logan Lantrip	50095	\$ 184.70
	Patrick Bonin Jr.	50096	\$ 184.70
			\$ 1,108.20
TOTAL			\$ 23,725.35

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/24	00010	3/01/24	94131	202403	320-53800-47000		WATERWAY MNT-2 POND-MAR24	*	135.00		
		3/01/24	94131	202403	320-53800-47000		WATERWAY MNT-3 POND-MAR24	*	740.00		
										875.00	000287

3/06/24	00018	3/01/24	18138	202403	320-53800-46200		MTHLY MOW SERVICES MAR24	*	5,250.00		
										5,250.00	000288

3/13/24	00001	3/01/24	100	202403	320-53800-12000		FIELD MANAGEMENT MAR24	*	833.33		
		3/01/24	100A	202403	310-51300-51000		OFFICE DEPOT-W2/W3/1096	*	14.43		
		3/01/24	100A	202403	310-51300-42000		USPS-MAIL W3 FORMS	*	.79		
		3/01/24	100A	202403	310-51300-42000		USPS-MAIL 941&944 FORMS	*	.88		
		3/01/24	100A	202403	310-51300-42000		USPS-MAIL 1099 FORMS	*	.66		
		3/01/24	99	202403	310-51300-34000		MANAGEMENT FEES MAR24	*	3,125.00		
		3/01/24	99	202403	310-51300-35200		WEBISTE ADMIN MAR24	*	100.00		
		3/01/24	99	202403	310-51300-35100		INFORMATION TECH MAR24	*	150.00		
		3/01/24	99	202403	310-51300-31300		DISSEMINATION FEE MAR24	*	291.67		
		3/01/24	99	202403	310-51300-51000		OFFICE SUPPLIES	*	.21		
		3/01/24	99	202403	310-51300-42000		POSTAGE	*	8.02		
		3/01/24	99	202403	310-51300-42500		COPIES	*	13.50		
										4,538.49	000289

3/13/24	00019	2/26/24	023067.0	202402	310-51300-31100		CDD BOS MTG/COPY 2ND PRD.	*	105.30		
										105.30	000290

3/13/24	00013	3/11/24	03112024	202403	300-20700-10000		FY24 DEBT SRVC SER2021	*	9,910.36		
										9,910.36	000291

3/21/24	00002	3/15/24	124089	202402	310-51300-31500		SABAL EASEMENT/REV PLATS	*	1,948.00		

SCBC SHINGLE CREEK TVISCARRA											

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		3/15/24 124089A	202403 310-51300-31500		*	10.00-	
		CLIENT TRUST PAYMENT 3/15			LATHAM,LUNA,EDEN & BEAUDINE,LLP		1,938.00 000292

						TOTAL FOR BANK A	22,617.15
						TOTAL FOR REGISTER	22,617.15

SECTION 2

Shingle Creek at Bronson
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Shingle Creek at Bronson

Community Development District

Balance Sheet

February 29, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 245,157	\$ 17,705	\$ -	\$ -	\$ 262,862
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 755,637	\$ -	\$ 755,637
Construction	\$ -	\$ -	\$ -	\$ 16,910	\$ 16,910
State Board of Administration	\$ -	\$ 277,055	\$ -	\$ -	\$ 277,055
Total Assets	\$ 245,157	\$ 294,760	\$ 1,145,787	\$ 16,910	\$ 1,702,615
Liabilities:					
Accounts Payable	\$ 105	\$ -	\$ -	\$ -	\$ 105
Total Liabilities	\$ 105	\$ -	\$ -	\$ -	\$ 105
Fund Balances:					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 1,145,787	\$ -	\$ 1,145,787
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 16,910	\$ 16,910
Assigned For Capital Reserves	\$ -	\$ 294,760	\$ -	\$ -	\$ 294,760
Unassigned	\$ 245,052	\$ -	\$ -	\$ -	\$ 245,052
Total Fund Balances	\$ 245,052	\$ 294,760	\$ 1,145,787.48	\$ 16,910.32	\$ 1,702,510
Total Liabilities & Fund Equity	\$ 245,157	\$ 294,760	\$ 1,145,787	\$ 16,910	\$ 1,702,615

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 287,180	\$ 257,520	\$ 257,520	\$ -
Total Revenues	\$ 287,180	\$ 257,520	\$ 257,520	\$ -
Expenditures:				
Administrative:				
Supervisor Fees	\$ 10,000	\$ 4,167	\$ 3,000	\$ 1,167
FICA Expense	\$ 765	\$ 319	\$ 230	\$ 89
Engineering Fees	\$ 12,000	\$ 5,000	\$ 1,217	\$ 3,783
Attorney	\$ 25,000	\$ 10,417	\$ 2,857	\$ 7,560
Dissemination	\$ 3,500	\$ 1,458	\$ 1,458	\$ (0)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 37,500	\$ 15,625	\$ 15,625	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 750	\$ 313	\$ 80	\$ 233
Printing & Binding	\$ 750	\$ 313	\$ 11	\$ 302
Insurance	\$ 6,200	\$ 6,200	\$ 5,785	\$ 415
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Other Current Charges	\$ 600	\$ 250	\$ 301	\$ (51)
Office Supplies	\$ 150	\$ 63	\$ 1	\$ 61
Property Appraiser	\$ 425	\$ 425	\$ 292	\$ 133
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 117,815	\$ 52,356	\$ 37,581	\$ 14,775
Operations & Maintenance				
Field Operations	\$ 10,000	\$ 4,167	\$ 4,167	\$ 0
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Electric	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Streetlights	\$ 11,000	\$ 4,583	\$ -	\$ 4,583
Water & Sewer	\$ 10,000	\$ 4,167	\$ 1,230	\$ 2,936
Landscape Maintenance	\$ 82,500	\$ 34,375	\$ 26,250	\$ 8,125
Landscape Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Lake Maintenance	\$ 13,295	\$ 13,295	\$ 4,375	\$ 8,920
Lake Contingency	\$ 1,000	\$ 417	\$ -	\$ 417
Contingency	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Total Operations & Maintenance:	\$ 151,795	\$ 71,878	\$ 36,022	\$ 35,856

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<i>Reserves</i>				
Capital Reserve Transfer	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Total Reserves	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Total Expenditures	\$ 391,981	\$ 246,606	\$ 195,974	\$ 50,631
Excess Revenues (Expenditures)	\$ (104,801)		\$ 61,546	
Fund Balance - Beginning	\$ 104,801		\$ 183,506	
Fund Balance - Ending	\$ -		\$ 245,052	

Shingle Creek at Bronson

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Transfer In	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Interest	\$ 1,200	\$ 500	\$ 2,060	\$ 1,560
Total Revenues	\$ 123,571	\$ 122,871	\$ 124,431	\$ 1,560
Expenditures:				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 123,571	\$ 122,871	\$ 124,431	
Fund Balance - Beginning	\$ 170,324		\$ 170,329	
Fund Balance - Ending	\$ 293,895		\$ 294,760	

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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 780,300	\$ 699,716	\$ 699,716	\$ -
Interest	\$ 17,500	\$ 7,292	\$ 15,988	\$ 8,696
Total Revenues	\$ 797,800	\$ 707,007	\$ 715,704	\$ 8,696
Expenditures:				
Series 2021				
Interest - 12/15	\$ 242,938	\$ 242,938	\$ 242,938	\$ -
Principal - 12/15	\$ 295,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 242,938	\$ -	\$ -	\$ -
Total Expenditures	\$ 780,875	\$ 242,938	\$ 242,938	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (7,863)	\$ 7,863
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (7,863)	\$ 7,863
Excess Revenues (Expenditures)	\$ 16,925		\$ 464,903	
Fund Balance - Beginning	\$ 282,714		\$ 680,884	
Fund Balance - Ending	\$ 299,639		\$ 1,145,787	

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 February 29, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/29/24		Thru 02/29/24		
Revenues:							
Interest	\$	-	\$	-	\$	240	\$ 240
Total Revenues	\$	-	\$	-	\$	240	\$ 240
Expenditures:							
Series 2021							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	7,863	\$ (7,863)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	7,863	\$ (7,863)
Excess Revenues (Expenditures)	\$	-	\$	-	\$	8,103	
Fund Balance - Beginning	\$	-			\$	8,808	
Fund Balance - Ending	\$	-			\$	16,910	

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	\$ 219,592	\$ 5,809	\$ 7,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,520
Total Revenues	\$ -	\$ 24,382	\$ 219,592	\$ 5,809	\$ 7,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,520
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 600	\$ 600	\$ 200	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ 61	\$ 46	\$ 46	\$ 15	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering Fees	\$ 130	\$ 247	\$ 105	\$ 630	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,217
Attorney	\$ 318	\$ 1,166	\$ 770	\$ 603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,857
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,458
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,625
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 23	\$ 6	\$ 5	\$ 12	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 109	\$ 38	\$ 74	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 16,298	\$ 5,840	\$ 5,231	\$ 5,494	\$ 4,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,581
Operations & Maintenance													
Field Operations	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,167
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 281	\$ 22	\$ 287	\$ 247	\$ 393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230
Landscape Maintenance	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,250
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 7,240	\$ 6,980	\$ 7,245	\$ 7,205	\$ 7,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,022
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 122,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,371
Total Reserves	\$ -	\$ -	\$ 122,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,371
Total Expenditures	\$ 23,538	\$ 12,820	\$ 134,847	\$ 12,699	\$ 12,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,974
Excess Revenues (Expenditures)	\$ (23,538)	\$ 11,562	\$ 84,745	\$ (6,890)	\$ (4,333)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,546

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
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
03/08/24	ACH	\$13,974.15	\$276.69	\$139.74	\$0.00	\$13,557.72	\$3,647.36	\$9,910.36	\$13,557.72
						\$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		\$ 1,029,627.70	\$ 21,788.02	\$ 37,887.29	\$ 841.05	\$ 970,793.44	\$ 261,167.33	\$ 709,626.11	\$ 970,793.44

90.94%	Net Percent Collected
\$ 96,683.66	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
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
2/1/24		Interest		\$ 61.77
2/2/24		Transfer from Reserve		\$ 1,590.65
TOTAL				\$ 8,102.65
			Project (Construction) Fund at 09/30/23	\$ 8,807.67
			Interest Earned/Transferred Funds thru 2/29/24	\$ 8,102.65
			Requisitions Paid thru 2/29/24	\$ -
			Remaining Project (Construction) Fund	\$ 16,910.32